



16 Mill Lane, Leigh

Guide Price £100,000

Miller Metcalfe
Every step of the way

16 Mill Lane

Leigh

Attention Investors!

This two bedroom, pavement fronted mid-terrace property ideally positioned within walking distance of Leigh town centre and close to a range of local schools, amenities and transport links, and is being sold with a tenant in situ, currently achieving £700 pcm.

The property is **in need of modernisation**, offering an excellent opportunity for an investor looking to acquire a property with an existing rental income and potential to improve and add value through refurbishment.

The accommodation briefly comprises, **sitting room**, with access through to the **kitchen/diner**, which has a door leading out to the rear garden.

To the first floor are **two good sized bedrooms**, both served by a **family bathroom**.

Externally, the property benefits from a **low-maintenance rear garden**.

Importantly, the property is **currently tenanted and producing a rental income of £700 per calendar month** and is being offered for sale **with the tenant in situ**. Prospective purchasers should note that the property is being sold in its current condition and **requires modernisation**.

Early viewing is recommended.

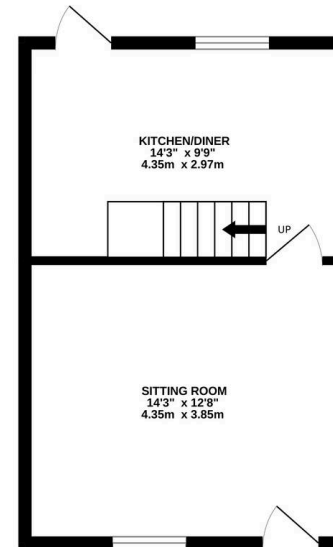
Council Tax band: A

Tenure: Leasehold

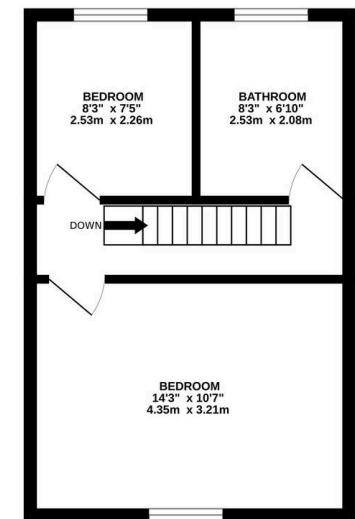
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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