



27 Gordon Street, WN7 1RE

Guide price £80,000

ARC HOMES offer FOR SALE this investment opportunity on Gordon Street Leigh. This property is in need of refurbishment but hold excellent potential for those looking to 'flip' or increase their rental portfolio. With a competitive asking price together with no onward chain, early viewing is advised. The property in brief comprises of entrance hallway, sitting room, separate dining room and kitchen to the ground floor. To the first floor are two generous bedroom and a bathroom. Outside is an enclosed low maintenance rear gardens.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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