

Briggs Street, Leigh, WN7 5RY  
£114,950



BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom mid terraced house. Offered with NO ONWARD CHAIN this property comprises in brief of entrance hallway, living room, kitchen/dining room with French doors opening to the rear garden. To the first floor is a large master bedroom, second single bedroom, with a three piece bathroom completing the accommodation on offer. Externally the property is pavement fronted with an open aspect view beyond, whilst to the rear there is a fully enclosed, low maintenance, South facing rear yard. Early viewings highly recommended, all enquiries welcome.

This property is currently occupied on a periodic tenancy providing a monthly rental income of £650, representing an annual gross ROI of 6.50%.

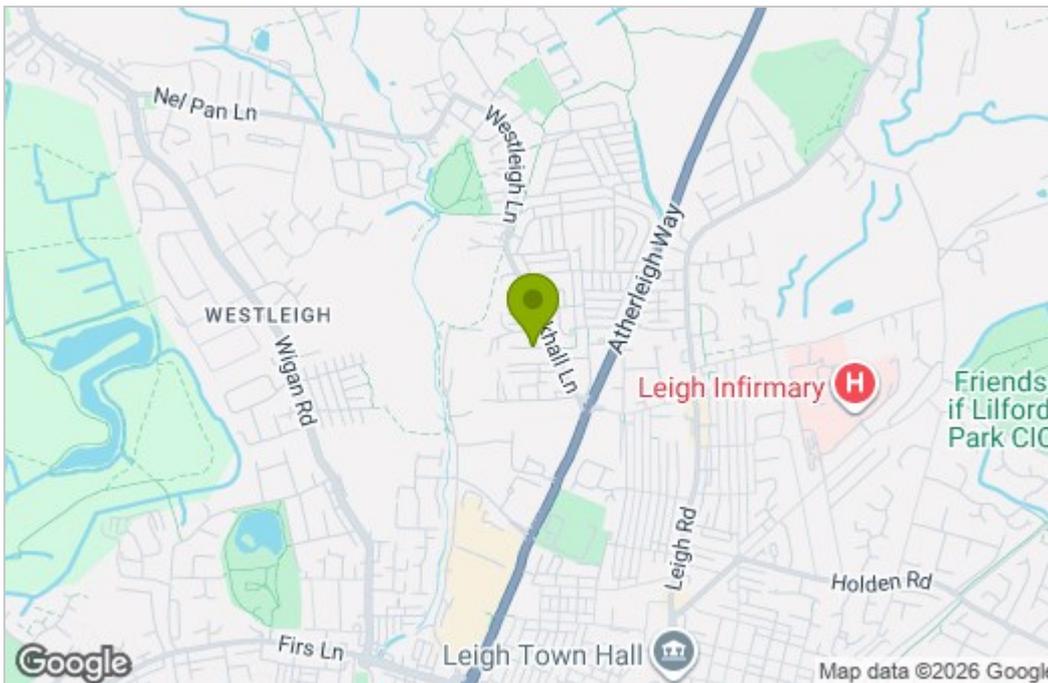
## Floor Plan



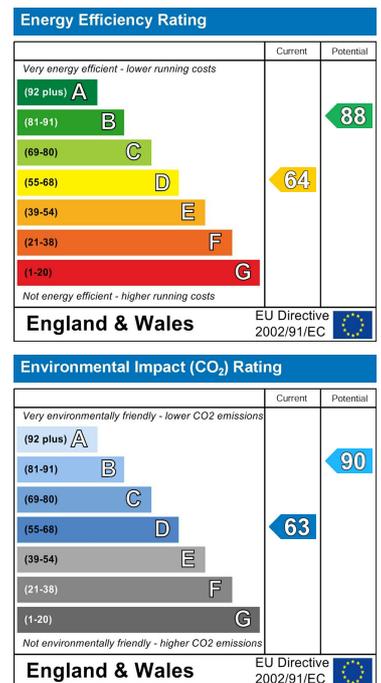
TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.