



## 6 Pendle Court

, Leigh, WN7 3AB

Price £95,000

JonesPottsTaylor are pleased to present FOR SALE this two-bedroom purpose built, second floor apartment, this is a buy-to-let INVESTMENT property, which is currently being sold with tenants in situ. Situated in a sought-after residential location in Leigh, close to network links, schools, shops and amenities. The property benefits from hallway, living room with open plan fitted kitchen, two double bedrooms, master bedroom with double doors leading to balcony and a further bathroom with three-piece suite. Outside are communal gardens and to the side is a carpark with allocated and visitor parking. Viewings are highly recommended.

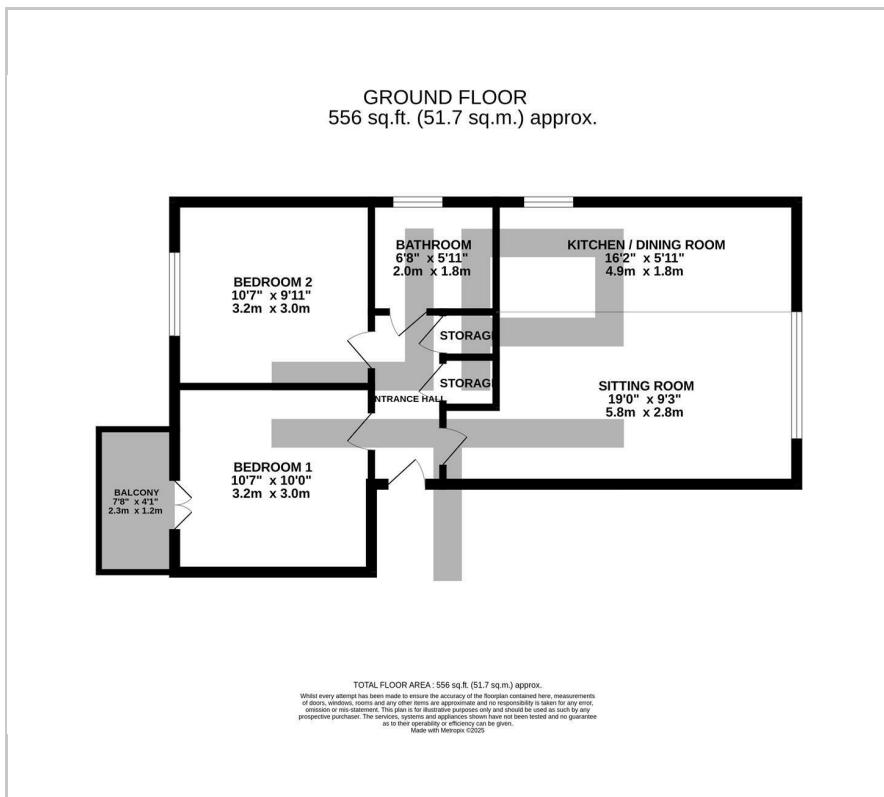
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

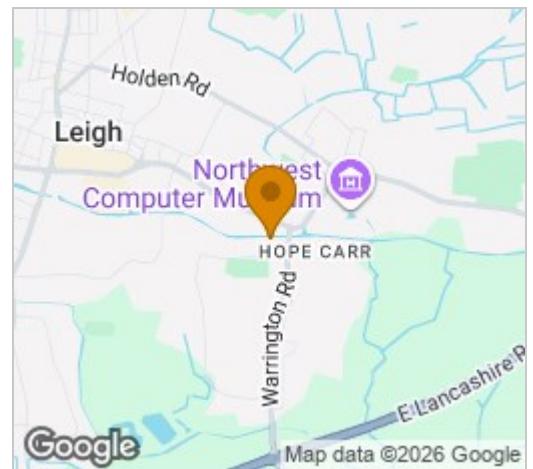
- Buy To Let Investment Opportunity
- EPC Rating C
- No Chain
- Tenancy Information Available Upon Request
- Rental Yield 7% (gross)
- Allocated Parking



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	83
(B1-B1)	B	
(B9-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.