BALMER & CO.

SALES & LETTINGS

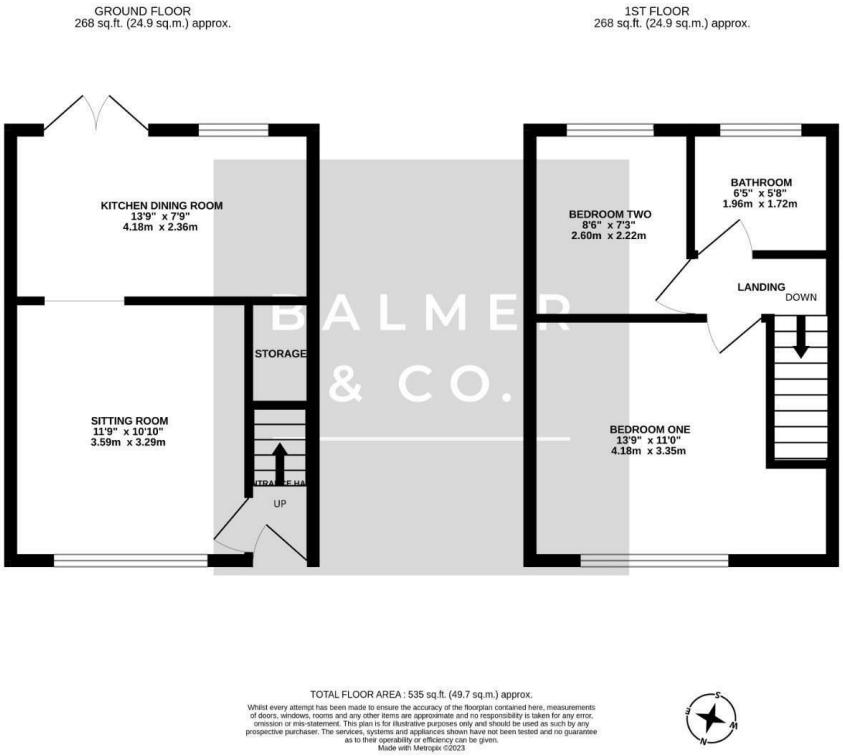
Briggs Street, Leigh, WN7 5RY

Offers Over £110,000

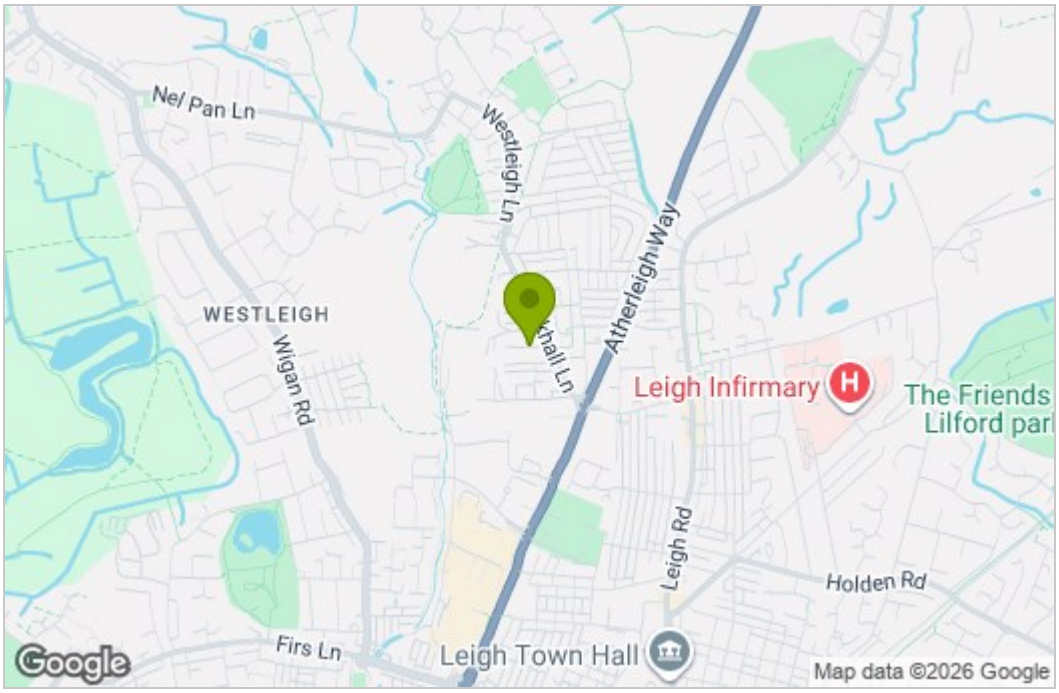
BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom mid terraced house. Offered with NO ONWARD CHAIN this property comprises in brief of entrance hallway, living room, kitchen/dining room with French doors opening to the rear garden. To the first floor is a large master bedroom, second 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%.

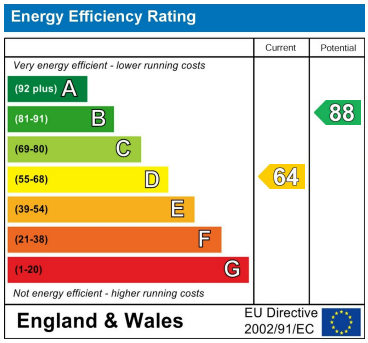
Floor Plan

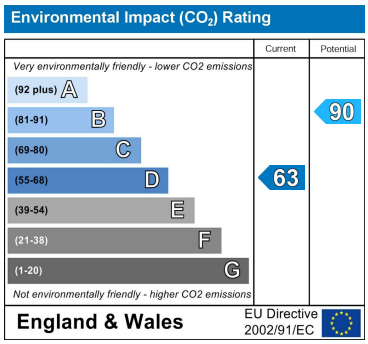


Area Map



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

84 Lord Street, Leigh, Greater Manchester, WN7 1BY
Tel: 01942 316061 Email: leigh@balmerandco.co.uk
www.balmerandco.co.uk