

56 Lingard Street

Leigh, WN7 2AQ

Offered for sale with current tenants in situ

Investor Opportunity

We are delighted to welcome to the market for sale, this two bedroom terraced house, within walking distance of Leigh town centre and local amenities. The property briefly comprises of vestibule, sitting room with feature fireplace, kitchen/dining room fitted with a range of wall and base units and access to the rear outside area. to the first floor is the master bedroom and second bedroom with wooden floors and spacious family bathroom with 3-piece white suite

Located with walking distance of Leigh town centre, local amenities, schools and shops, with great commuter and transport links and access to the new guided bus route into Manchester city centre, viewing is highly recommended

Offers in the region of £105,000



- To be Sold with Current Tenants in Situ
- Fitted Kitchen/Dining Room
- Excellent Commuter Links
- No Onward Chain
- Mid Terraced House
- Spacious Family Bathroom
- Gas Central Heating
- Two Good Sized Bedrooms
- Within Walking Distance of Leigh Town Centre
- Double Glazing

Vestibule

Sitting Room

15'6" x 14'0" (max) (4.735 x 4.280 (max))

With laminate flooring, ceiling light fitting, single radiator, feature fireplace with gas fire

Kitchen/Dining

15'1" x 9'5" (max) (4.621 x 2.877 (max))

Fitted with a range of wall and base units, inset stainless steel sink unit with mixer tap, integrated double oven and gas hob with chimney style extractor hood.

Ceiling light fitting, single radiator and with access to the rear external garden area

Stairs/Landing

With carpet flooring, loft access, ceiling light fitting and single radiator

Bedroom 1

15'2" x 11'2" (max) (4.635 x 3.408 (max))

Situated at the front of the property with wood flooring, single radiator and ceiling light fitting

Bedroom 2

9'10" x 7'7" (max) (3.008 x 2.315 (max))

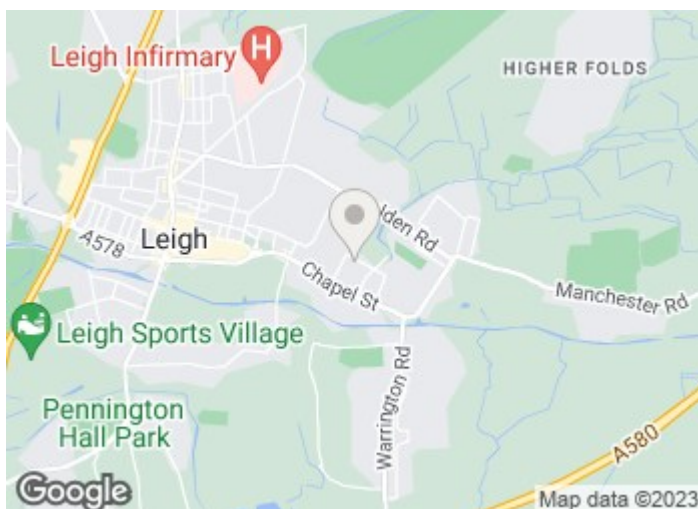
Situated to the rear of the property with wood flooring, ceiling light fitting and single radiator

Family Bathroom

Three piece white bathroom suite with low level WC, wash basin with pedestal, partially tiled walls, storage cupboard, ceiling light fitting and single radiator

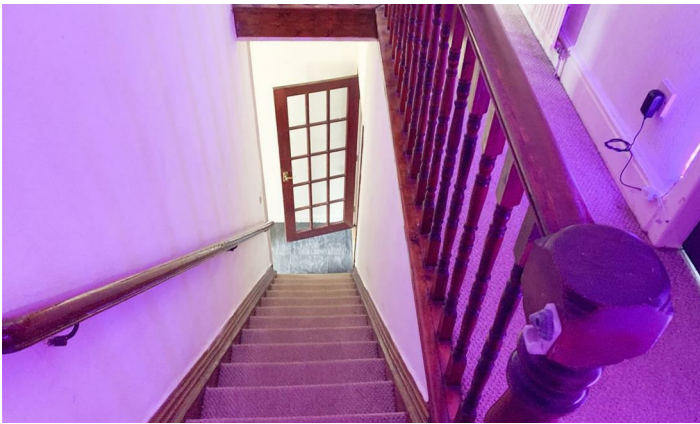
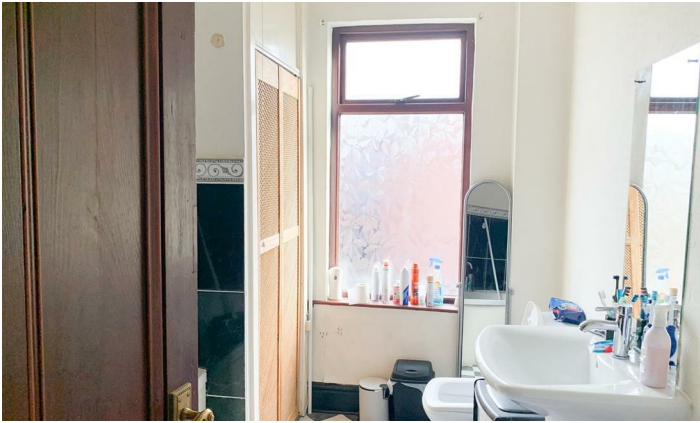
Rear External Area

Fully enclosed, private rear garden/yard area



Directions


From the East Lancashire Road A580 take the exit at the Greyhound Roundabout Continue on Warrington Road A574 to the traffic lights at Butts Bridge Turn left onto Chapel Street and then take the eighth right hand turn onto Lingard Street, the property can be found on the right hand side




Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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