



## 55 & 55a Lord Street

Leigh, WN7 1BY

INVESTMENT OPPORTUNITY to purchase two 1-bedroom self-contained flats situated in Leigh Town Centre

The first floor flat benefits from large inner hallway, utility room, bathroom, double bedroom and open plan kitchen, sitting room. The ground floor flat benefits from double bedroom, sitting room, kitchen area, bathroom and access to the spacious cellar, which is an ideal storage space

\*EARLY APPOINTMENT TO VIEW IS RECOMMENDED\*

**Offers in the region of £80,000**



- Investment Opportunity
- New Gable End
- Two Self Contained (one bedroom)Flats
- Town Centre Location
- Partially Double Glazed

### Flat 55 - Vestibule/Inner Hallway

#### Flat 55 - Landing

Loft access, double glazed uPVC window and ceiling light fitting

#### Flat 55 - Utility Room

9'0" x 5'0" (max) (2.756 x 1.530 (max))

Plumbed for automatic washing machine, laminate flooring and ceiling light fitting

#### Flat 55 - Bathroom

8'11" x 5'6" (max) (2.732 x 1.678 (max))

Fitted with 3-piece white suite, shower over bath, laminate flooring, partially tiled walls and uPVC external window

#### Flat 55 - Bedroom

12'8" x 10'4" (max) (3.873 x 3.169 (max))

Storage heater, storage cupboard, ceiling fitting and external uPVC window

### Flat 55 - Open Plan Kitchen/LoungeParticulars

16'0" x 12'11" (max) (4.900 x 3.938 (max))

Fitted with a range of wood effect units, built-in storage cupboard and 2 external windows

#### Flat 55A - Cellar

Access from the inner vestibule area

#### Flat 55A - Kitchen Area

5'9" x 5'1" (max) (1.757 x 1.554 (max))

#### Flat 55A - Bathroom

External uPVC window

#### Flat 55A - Sitting Room

12'10" x 12'5" (max) (3.914 x 3.806 (max))

External uPVC window

#### Flat 55A - Bedroom

12'10" x 11'10" (max) (3.932 x 3.609 (max))

Built-in storage cupboard, storage heater

Please note...

These particulars have not yet been approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

### Services

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.




### Directions


Driving along Lord Street, the flats are located on the left hand side, just before turning left into Brown Street North



**Floor Plan**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>47</b>
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.