



52 Bond Street

, Leigh, WN7 1BT

Offers In Excess Of £69,995



Sapphire Homes are delighted to be in a position to offer For Sale this spacious two bedroom mid terraced property that is located in a popular residential street that is also perfectly located for local schools, amenities and transport links as well as being a brief walk to Leigh Town Centre. The accommodation briefly comprises of lounge, dining room / reception 2 and to rear elevation there is a fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two good sized bedrooms and bathroom with three piece in white with shower over bath. The property is warmed by gas central heating and benefits from double glazing throughout and offers lots of potential to purchaser. To the front elevation the property is pavement fronted but offers the potential for off road parking subject to obtaining the necessary planning consents and to the rear there is an enclosed garden with patio area, raised patio to rear, well stocked borders and perimeter fencing. Early internal viewings are highly recommend to appreciate in full and this property may also be suitable for a buy to let investor and can be sold with tenant in situ paying £5,700.00 P/A Gross Rent or may appeal to first time buyer and can be sold with vacant possession. Early viewing is highly recommended to appreciate in full.



GROUND FLOOR

Lounge 13'1 x 9'11 (3.99m x 3.02m)

Reception 2 / Dining Room 13'0 x 10'0 (3.96m x 3.05m)

Kitchen 10'9 x 6'9 (3.28m x 2.06m)

FIRST FLOOR

Landing

Bedroom 1 13'8 x 10'1 (4.17m x 3.07m)

Bedroom 2 10'0 x 7'3 (3.05m x 2.21m)

Bathroom

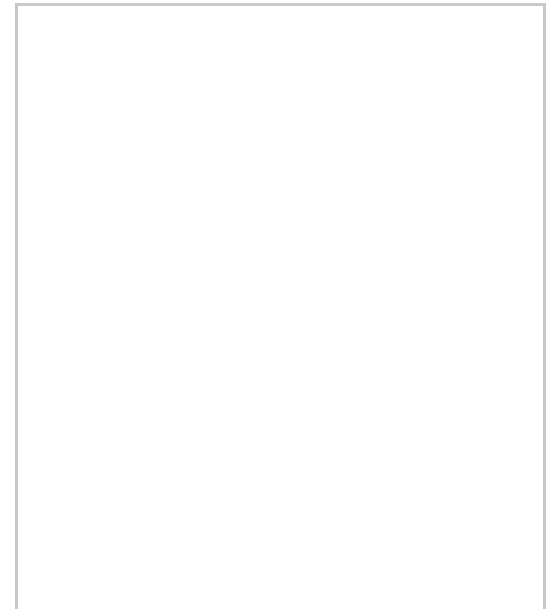
EXTERNAL

Rear Garden

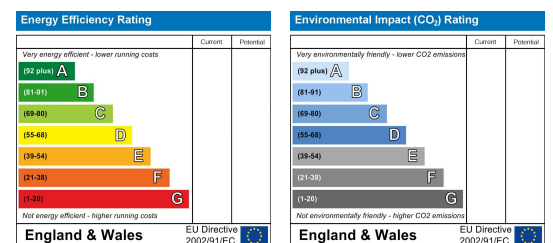
Area Map



Floor Plans



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 the 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 relation to the property.



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