



196 East Bridgewater Street
, Leigh, WN7 3EW
Offers Over £95,000

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East Bridgewater Street represents a fantastic opportunity for first time buyers, growing families and investors.

The property itself comprises a mid terrace with spacious accommodation with the benefit of two bedrooms and a bathroom with a rear yard area.

The property has a fitted kitchen, is well presented and is in close proximity to a range of amenities and is within easy reach of the town of Leigh.

The property is available subject to an existing Assured Shorthold Tenancy and is subject to a long leasehold interest of 999 years.



Lounge
14'0" x 13'9" (4.27 x 4.2)

Kitchen
13'9" x 13'9" (4.2 x 4.2)

Sitting Room
9'1" x 6'6" (2.78 x 2)

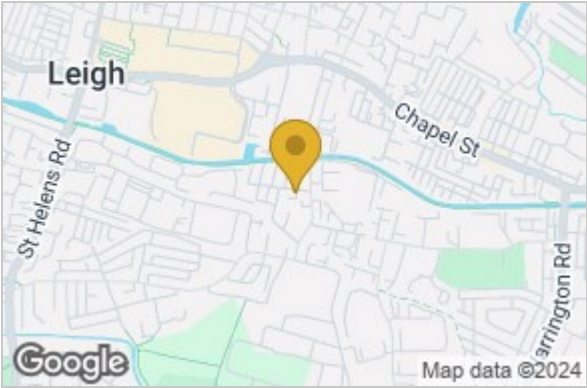
Bathroom
16'4" x 6'8" (5 x 2.04)

Bedroom 1
13'9" x 11'7" (4.2 x 3.54)

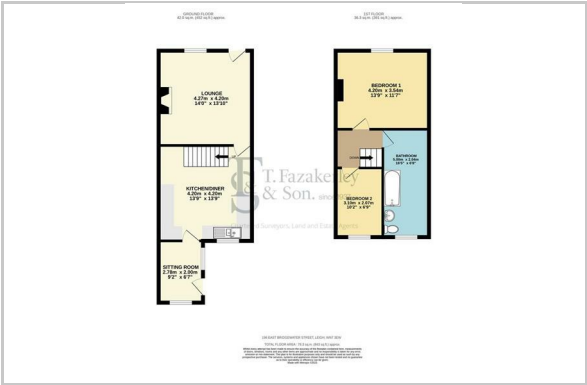
Bedroom 2
10'2" x 6'9" (3.10 x 2.07)



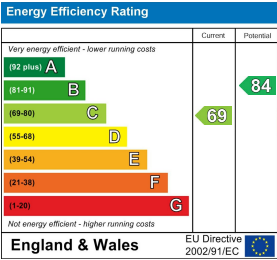
Area Map



Floor Plan



Energy Efficiency Graph



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