



## 2 bed terraced house to buy in

Langdale Street, Leigh, Greater Manchester, WN7 1XP

**£120,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Perfect for First Time Buyers
- ✓ Two Double Bedrooms
- ✓ Enclosed Rear Garden
- ✓ Excellent Investor Potential
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

The award-winning sales team at Price & Co are delighted to present Langdale Street, Leigh to the market. This well-proportioned two-bedroom terraced property is ideal for first-time buyers and buy-to-let investors alike, offering generous room sizes and excellent value for money.

The property is entered via a uPVC door into a porch, leading through to a spacious and inviting lounge. This bright living space benefits from a front-facing window allowing for plenty of natural light, and is finished with brand-new carpets, fresh neutral décor, and a gas fire providing a cosy focal point.

To the rear, the property features an open-plan kitchen and dining room fitted with a range of wall and base units complemented by matching worktops. Appliances include an electric oven and gas hob with extractor. A uPVC door provides convenient access to the enclosed rear garden.

A carpeted staircase leads to the first-floor landing, giving access to two generously sized bedrooms and the family bathroom. The master bedroom is a spacious double, complete with floor-to-ceiling fitted furniture and a window to the front aspect. The second bedroom, also a good-sized double, overlooks the rear and offers versatile use as a guest room, nursery, or home office.

The family bathroom is well-proportioned and fitted with a three-piece suite comprising WC, wash hand basin, and a P-shaped bath with wall-mounted mixer shower.

Externally, the property benefits from low-maintenance front and rear gardens, ideal for year-round use.

Early viewing is highly recommended. For further information or to arrange a viewing, please contact Price & Co on .

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 864

Annual Ground Rent Amount: £2.00

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Langdale Street, Leigh, Greater Manchester, WN7 1XP

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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