

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Chapel Street, Leigh

Offered for sale as an investment opportunity is this substantial end of terrace property converted into four separate flats currently tenanted and producing an excellent rental income

Asking Price £180,000

In further the accommodation comprises :

Ground Floor Flat : 223A : Entrance hall, lounge, bedroom, bathroom and kitchen. Producing rental income of £430.00 per calendar month.

First Floor : Flat 1 223A : Lounge with kitchen area, bedroom and shower room/wc. Producing rental income of £340.00 per calendar month.

First Floor : Flat 2 223A : Lounge, kitchen, bedroom and bathroom/wc. Producing rental income of £340.00 per calendar month.

Second Floor : Flat 3 223A : Lounge with kitchen area, bedroom with en-suite shower room. Producing rental income of £340.00 per calendar month.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

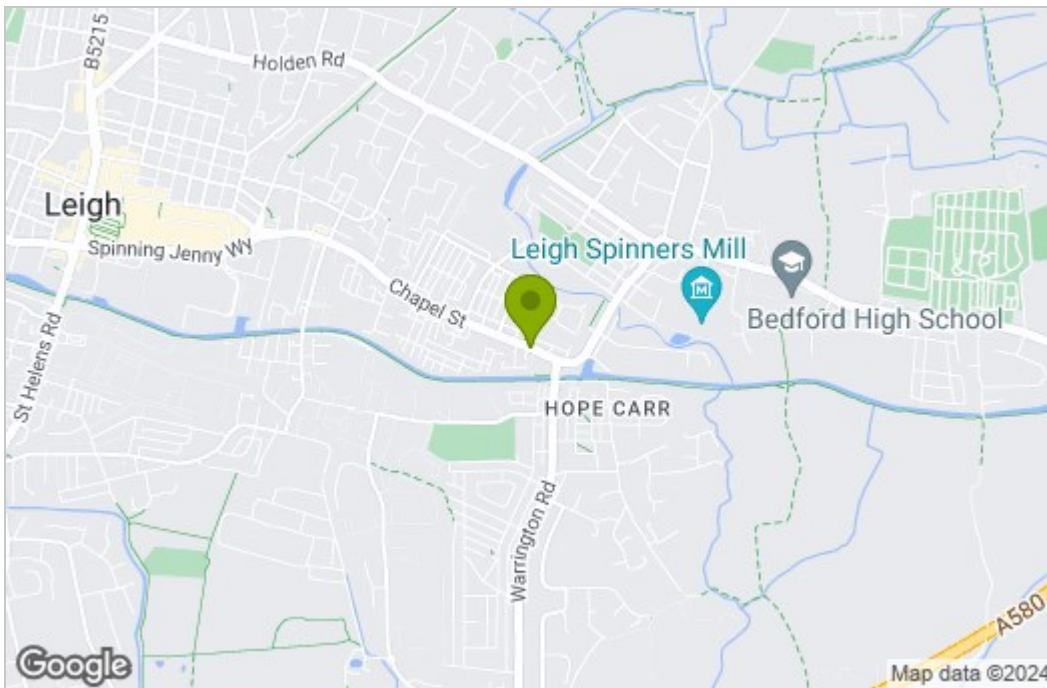
Wigan Council Tax Band A (for each flat payable by the tenant)

SERVICES (NOT TESTED)

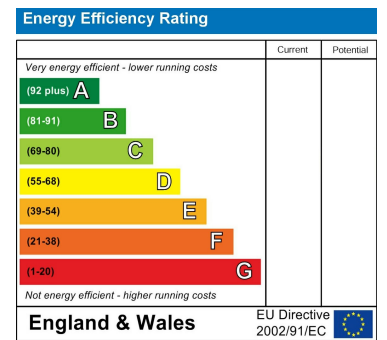
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

Area Map



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 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk