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66 Pendle Court, Leigh, Lancashire WN7 3AB

GUIDE PRICE **£48,000+***

RESIDENTIAL INVESTMENT

- Two bed flat producing a rental income of £4,920 per annum
- Double glazing
- Electric heating
- Balcony
- Communal gardens
- Allocated parking space
- Canal views

A two bed roomed second floor flat within a purpose built block benefiting from canal views, double glazing, electric heating, balcony, communal gardens and an allocated car parking space. The property is currently let by way of an Assured Shorthold Tenancy to a tenant who has been there since 2015 and produces a rental income of £4,920 per annum.

Situated Off Elizabeth Street which is in turn off Butts Street in a popular and well established residential location close to transport links, Dootson's Park and Leigh town centre amenities.

Outside Communal Gardens, Allocated Parking Space

Ground Floor Communal Entrance Hall

Second Floor Flat Hall, Open Plan Lounge/Kitchen/Diner, Two Bedrooms one with balcony and canal views, Bathroom/WC

