

LOT  
**49**

ON BEHALF OF A HOUSING ASSOCIATION

**34 Church Street, Leigh, Lancashire WN7 1AY**

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A three bedrooom plus loft room middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

### Situated

Off Market Street in a popular and well established residential location within walking distance to Leigh town centre amenities, shops and tranport links.

### Ground Floor

Hall, Living Room, Dining Room,  
Kitchen/Diner

### First Floor

Three Bedrooms, Wetroom/WC

### Second Floor

One Further Room

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

B

