



Battersby Street,
Leigh,
Greater Manchester.
WN7 2AH

125,000



- Fully refurbished
- Modern fitted kitchen and bathroom
- Conveniently located
- Two bedrooms & loft room
- Offered with no chain

Ref: PRA11436

Viewing Instructions: Strictly By Appointment Only

General Description

Located on Battersby Street, Leigh a popular location conveniently located for the local amenities walking distance to the guide bus way with easy access into Manchester City Centre, a short drive to the A580 providing access to the local motorways and networks.

This two bedroom mid terrace property is currently undergoing a full renovation making it a turn key property the property comprises of vestibule, lounge, kitchen diner which door leading to the rear yard.

To the first floor there are two bedrooms and stairs leading up to the second floor loft room, the recently fitted bathroom makes up the first floor arrangement.

Viewing's will be available soon so register your interest now.

Tenure: Leasehold 999 years ground rent 1.50
EPC: Applied for
Council Tax: A

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.