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71 Westminster Drive, Leigh, Lancashire WN7 2YS

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed town house benefitting from double glazing, central heating and front and rear gardens. The property is currently tenanted producing a rental income of £5,820.00 per annum.

### Situated

Off Richmond Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Bolton town centre.

### Ground Floor

Lounge/Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens

### EPC Rating

C

### Council Tax Band

A

