



## 2 bed terraced house to buy in

Twist Lane, Leigh, Greater Manchester,  
WN7 4ED

**£115,000** Starting Bid

🏠 x2 🚗 x1 🚲 x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Terraced Property
- ✓ Sold by Secure Sale
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Situated just a short distance from Leigh town and its many facilities not to mention transport links this two bedroom extended end terraced property is offered for sale with vacant possession.

The property boasts stylish fitted kitchen, modern bathroom, gas central heating, double glazing, rear yard and a full video tour is shown with the advert. Together with floor plan.

Property is constructed from slate over brick traditional construction.

Tenure Leasehold

Lease Start Date 1951

Lease End Date 2894

Lease Term 943 years from 31 March 1951

Lease Term Remaining beta 868 years

Local Authority Wigan

Council Tax Band: A

Annual Price: Approx £1,354

Conservation Area No

Flood Risk Low

Floor Area approx 957 ft<sup>2</sup> / 89 m<sup>2</sup>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 868

Price: Starting Bid £115,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

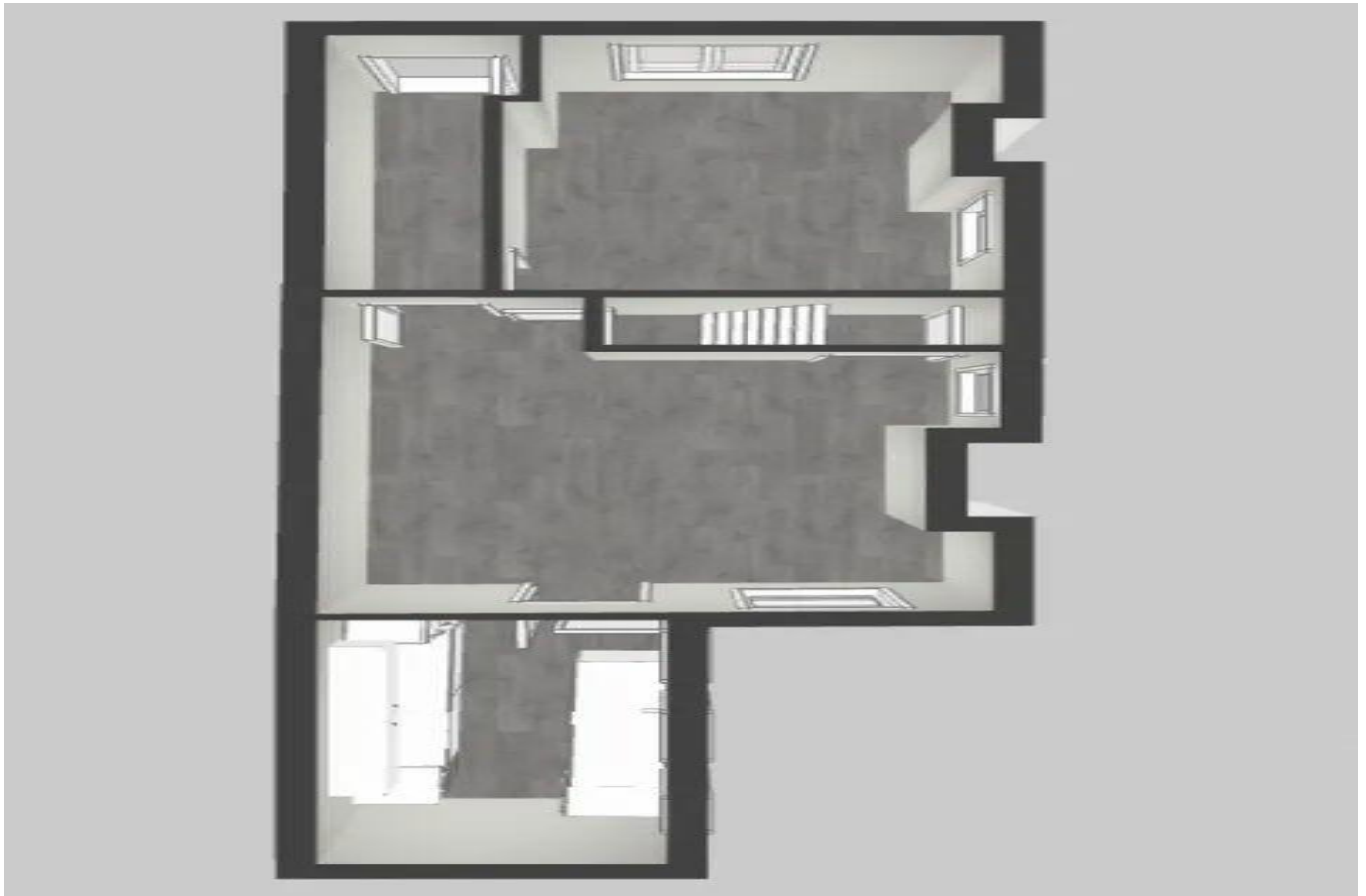
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Twist Lane, Leigh, Greater Manchester, WN7 4ED

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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.

