



93 Church Street

, Leigh, WN7 1AZ

Offers Over £320,000



IMMACULATE 6 BEDROOM HOUSE SHARE / HMO ***LARGE BEDROOM AND ALL WITH ENSUITE AND KITCHENETTE FEATURES*** **MUST VIEW** *****6 OCCUPIED ROOMS - SOLD WITH TENANTS IN SITU - AST'S ARE WITH BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI. It is with pleasure that Sapphire Homes are in a position to offer this stunning HMO For Sale with tenants in situ and sold as a going concern. There are 6 bedrooms in HMO conversion with three boasting ensuites and one having an off suite bathroom. The property is located in the centre of Leigh and offers excellent transport links as well as being close to local amenities. The property boasts quality furnishings and fixtures and there is a generous and luxurious modern fitted kitchen / dining area which is for communal use in addition to each studio style room having their own small kitchenette area. Each bedroom / en-suite which has a secure lock on their door, carpeted flooring throughout, tasteful decor and excellent furnishings. Externally the property has a small garden area to front and rear and this property is rented to professional tenants. Early internal viewings are highly recommended to appreciate in full. No Upward Chain.

Gross Rental Income - £3630.00 PCM or Annual Income - £43,560



GROUND FLOOR

Entrance / Hallway

Room 1

Ensuite

Room 2

Ensuite

Room 3

Ensuite

BASEMENT

Communal Kitchen / Diner

Laundry Area

FIRST FLOOR

Landing

Room 4

Ensuite

Room 5

Ensuite

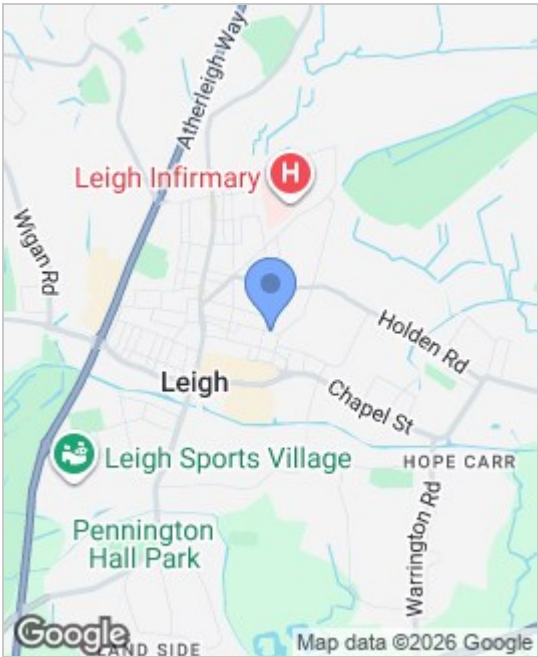
Room 6

Ensuite

EXTERNAL

Rear Garden

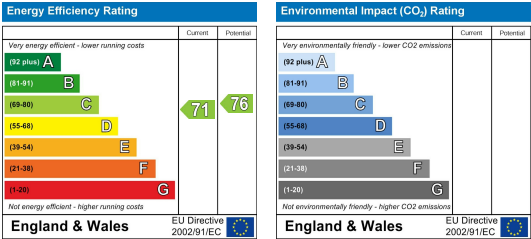
Area Map



Floor Plans



Energy Efficiency Graph



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