



## 182 FIRS LANE LEIGH, WN7 4TT

**£100,000**  
**FREEHOLD**

This two-bedroom terraced property is a fantastic opportunity for first-time buyers, investors, or anyone looking to put their own stamp on a home. With spacious interiors and a convenient location, this house has plenty of potential. The ground floor boasts a large reception room, ideal for relaxing or entertaining guests. To the rear, the property features a generously sized kitchen/diner, offering ample space for meal preparation and dining with family and friends. The layout is practical and provides a great foundation for modern upgrades. Upstairs, you'll find two well-proportioned bedrooms. The master bedroom is impressively spacious, while the second bedroom is a large single, perfect as a guest room, home office, or children's room. The family bathroom is of a good size and ready to be refreshed to suit your taste. Externally, the property benefits from a manageable rear yard, adding outdoor potential for gardening or leisure. Located in Leigh, the house is within easy reach of local amenities, including supermarkets, schools, and healthcare facilities. The nearby Parsonage Retail Park offers a range of shops and eateries. Transport links are excellent, with bus routes connecting to Wigan, Bolton, and Manchester. The A580 East Lancashire Road provides quick access to the motorway network, making it ideal for commuters. While the property has been a rental and may need some TLC, it presents a great opportunity to create a stylish and comfortable home in a sought-after area. Don't miss the chance to view!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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