

# MORGAN H LEWIS



Asking Price £109,950

**Rylands Street, Wigan WN6 7BL**

- \*Traditional terraced house with massive potential
- \*Sought after location off Gidlow Lane
- \*In need of modernisation
- \*Perfect rental investment
- \*Could be re-modelled to provide three bedrooms

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A traditional terraced house in need of modernisation but offering fantastic potential. Rylands Street is situated off Gidlow Lane in the heart of Springfield and within walking distance of Wigan Town Centre, local shopping and schooling.

The property offers generous living accommodation which briefly comprises, entrance hall, lounge, fitted dining kitchen and sun lounge. To the first floor there are two good sized bedrooms and a family bathroom, this could be reconfigured to provide three bedrooms making it more desirable to the rental investors. To the outside there is a front forecourt and a rear yard, we are presently waiting on confirmation of the rear yard boundaries.

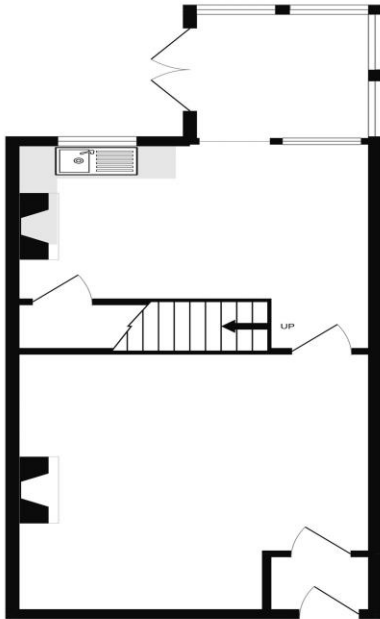
The property is available with no onward chain and viewings are recommended to appreciate both the location and the potential of the property.

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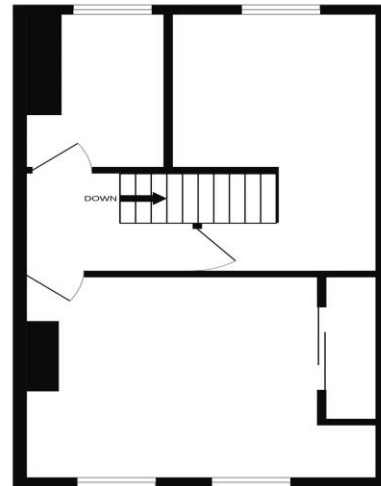


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GROUND FLOOR  
477 sq. ft. (44.3 sq.m.) approx.



1ST FLOOR  
414 sq. ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 891 sq. ft. (82.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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