

MORGAN H LEWIS



Asking Price £45,000

Thackeray Place, Wigan WN3 5XS

- *Attention Investors
- *1 Bedroom Top Floor Flat
- *In Need of Renovation
- *Excellent Potential Yield
- *Close to Local Shops and Bus Routes

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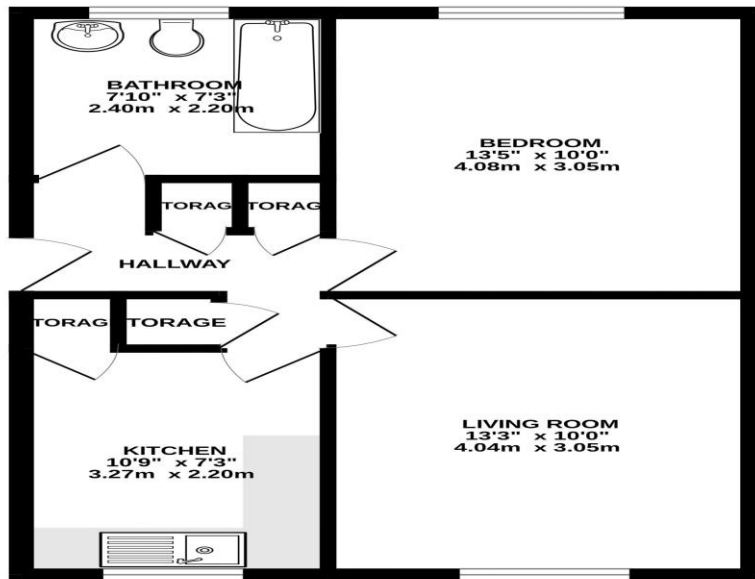
Now available for purchase, this second floor flat is available with no chain.

The property is a one bedroom flat, ideal as a buy to let, or those looking to keep outgoings low. The property is situated on the edge of Worsley Mesnes, with easy access to shops, Wigan town centre and M6 Motorway. The property requires renovation, but would make an excellent investment with an attractive potential yield circa 9-10%. Call the office to arrange a viewing of this property.

Please be advised the maintenance charges for this property have not been collected in a number of years, but previously were collected by Wigan Council.

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GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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