

MORGAN H LEWIS



Asking Price £85,000

2 Woodford Street, Wigan WN5 8AY

- *Attention Investors
- *Two bedroom Apartment
- *No Onward Chain
- *Convenient Town Centre Location
- *Excellent Potential Yield
- *Secure Underground Parking

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A superb opportunity presents itself here—for the discerning investor or first-time buyer—to acquire a thoughtfully arranged first floor apartment, right in the centre of Pemberton. With local shops and public transport just moments away, and the M6 and M58 motorways a short five-minute drive, the location offers both convenience and connectivity. The apartment itself is well maintained and well presented, benefitting from double glazing and gas central heating throughout. The accommodation begins with a secure communal entrance and staircase leading to the first floor. Inside, the hallway leads to a generous living area, seamlessly flowing into an open-plan kitchen—well-appointed and practical in design. The bathroom, offers a bath with shower over, w.c. and wash basin. Two well-proportioned double bedrooms provide calm and adaptable spaces, ideal for rest or home working. Beneath the building, secure parking is provided, accessed via remote-controlled roller shutter doors. Available with no onward chain, this home offers an appealing prospect for investors, with low maintenance and a fantastic yield.

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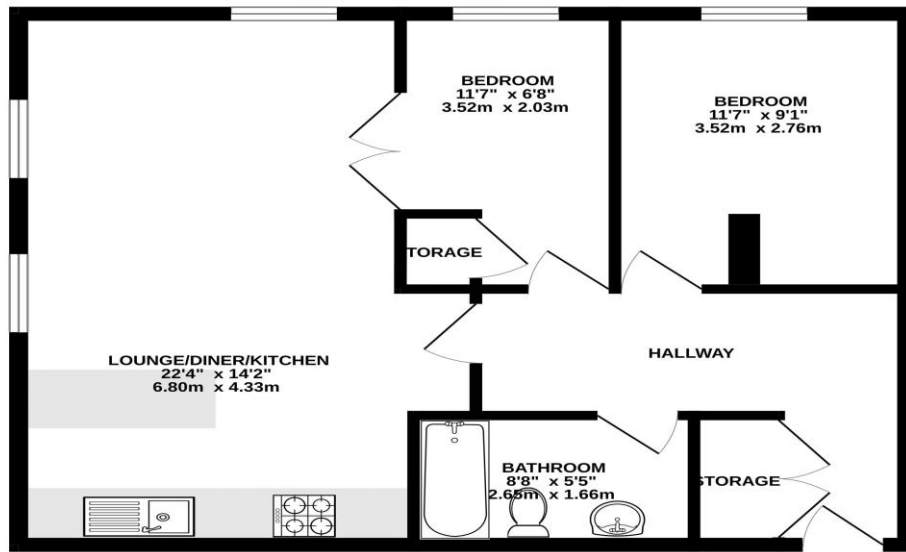


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GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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 quantity or efficiency can be given.
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