

MORGAN H LEWIS



Asking Price £150,000

Park Road, Wigan WN6 7AE

- *Two self contained apartments
- *Two bedrooms
- *The properties are currently tenanted, achieving £930PCM
- *Finished to a good standard
- *Close to the town centre

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An exciting investment opportunity! TWO SELF CONTAINED APARTMENTS close to the town centre, with excellent transport links and walking distance to local shops and Mesnes Park. The properties are currently tenanted, achieving £930PCM, achieving a yield of 7.44% one flat is currently let on a rolling notice and the other is fixed until March 2025. There is certainly opportunity increase the yield further, should the new owner wish to do so. The flats are finished and presented to a good standard, the ground floor briefly comprises: Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. The first floor comprises: Kitchen, large inner hallway, lounge, fitted kitchen, two bedroom and bathroom. To the outside there is a single car garage at the rear. Park Road is a well established residential area well served by independent shops and within walking distance of Mesnes Park and Wigan Town Centre Viewings are essential to appreciate the quality of the accommodation and investment potential.

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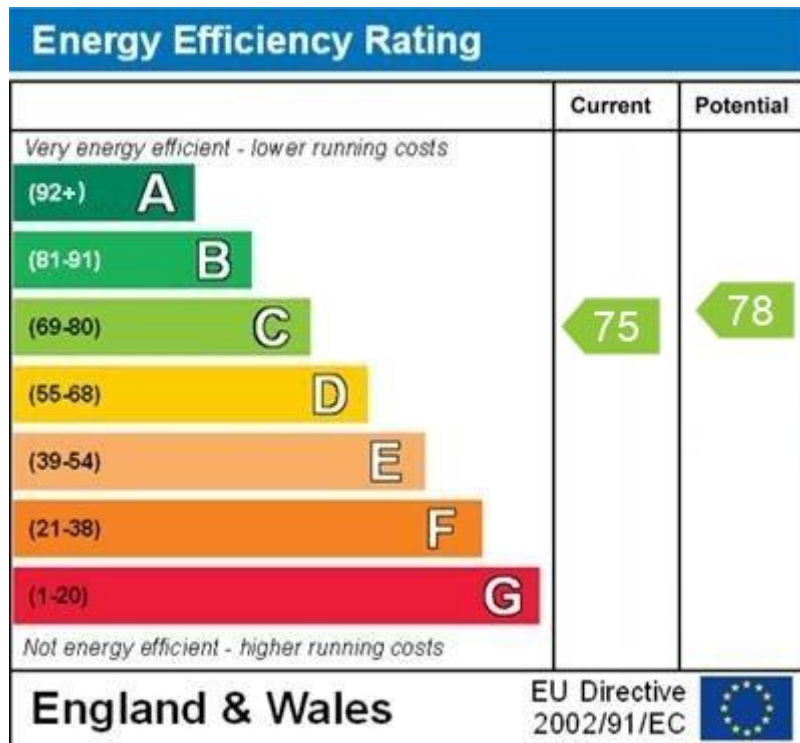


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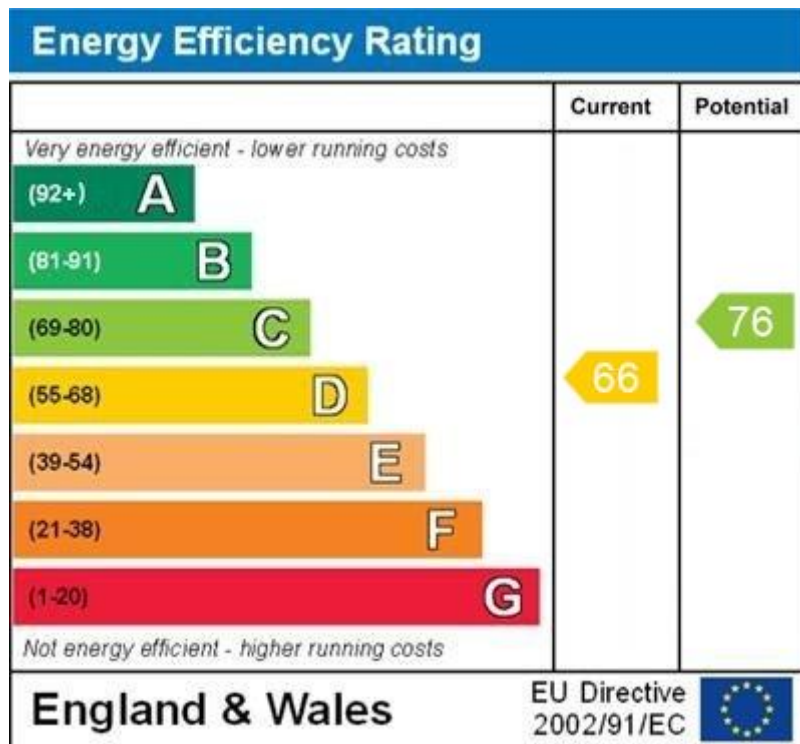
Flat 91 Park Road



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Flat 91a Park Road



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