



£300,000

687 Ormskirk Road, Pemberton, Wigan, WN5 8AQ

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**\*\*RE-DEVELOPMENT OPPORTUNITY (STP)\*\***

A unique opportunity to purchase a two storey detached, former residential property now utilised as offices. The Property is constructed of brick part which is rendered under pitched slate roof, there is a single storey extension to the rear and side which are under mono pitched slate roof.

The accommodation comprises approximately 125m<sup>2</sup> (1,355SQFT).

The Property sits within a total plot of approximately 0.10 ha (0.24 ac).

## Ground Floor

### Sitting Room

12'10" x 9'9" (3.92 x 2.98)  
IMG\_2018

Bright open sitting room with carpeted floor and cream walls. Bay window to the rear of the property, small round window to the right giving the room a bright and spacious look.

### Lounge

21'4" x 14'5" (6.52 x 4.40)  
IMG\_2019

Commodious living area fully carpeted, with bay window to the front and two beautiful stained glass windows to the right of the property. The lounge benefits from a large fire surround encompassing a living flame gas fire.

### entrance hall

IMG\_2016

Large entrance hall to the property with laminate flooring, painted walls with dado rail.

### Porch

### Dining Room

11'10" x 11'10" (3.62 x 3.62)  
IMG\_2002

Spacious room with pale painted blue walls and dado rail. Large double glazed bay window to the front of the property,

## WC

### Kitchen

8'5" x 4'11" (2.59 x 1.51)  
IMG\_2013

Useful compact kitchen comprises of tile walls, stainless steel sink unit and cream wall and base units.

## 1st Floor

### Office / Bedroom 1

15'0" x 11'10" (4.59 x 3.62)

Bright spacious room with carpeted flooring and double glazed windows. Painted walls and an electrical light strip.

### Office / Bedroom 2

11'11" x 11'10" (3.65 x 3.62)

Spacious room with carpeted flooring. Radiator fitting and double glazed windows. Pale blue painted walls with electrical light strip.

### Office / Bedroom 3

11'10" x 9'0" (3.62 x 2.76)

Vibrant room with carpeted flooring, radiator fitting, white walls and double glazed windows.

### Bathroom

9'1" x 8'7" (2.77 x 2.62)  
IMG\_2009

White three piece bathroom suite incorporating separate shower with glass panel doors. Hard flooring and Walls that are fully tiled.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

