



£290,000

687 Ormskirk Road, Pemberton, Wigan, WN5 8AQ

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

A unique opportunity to purchase a 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 125m2 (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

