

Lot 364

22 Walthew House Lane, Kitt Green,  
Wigan, Lancashire, WN5 0JX

Upon  
instruction of

AMG



All enquiries Ref: Emma Hughes

## Leasehold second floor flat

### Location:

The property is located on Walthew House Lane. Shopping amenities can be found within Wigan Town Centre lying to the east with a more comprehensive range of shops, bars and restaurants found in Liverpool City Centre located to the south west. Public transport links are available at Gathurst Train Station lying to the north west and at Wigan Wellgate Train Station located to the east along with a network of local bus services serving the surrounding areas. The property is served by road links including the M6 lying to the west and the A577 located to the south. Recreational pursuits are available locally.



### Accommodation:

Two bedrooms, reception room, kitchen, bathroom/wc  
Outside: Allocated parking

### EPC Rating: C

### Council Tax Band: B

### Lease:

Held on a lease for a term of 125 years from 01/11/2006 at a ground rent of £300 per annum (rising).

### To view:

By arrangement with the auctioneers.