

103, Neville Street, Platt Bridge, WN2 5BN

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 103, Neville Street, Platt Bridge, WN2 5BN

*Large terrace house offering fantastic potential for modernisation.*



- Large two bed terrace house
- Expansive rooms / High ceilings
- Two reception rooms
- No onward chain
- Full modernisation required
- Potential to convert into 3 beds
- Fitted kitchen
- 1033 SQ.FT.

An excellent opportunity awaits investors to acquire a substantial mid-terrace two-bedroom house, brimming with potential for a comprehensive modernisation plan. This property offers the possibility of conversion into a three-bedroom dwelling, promising a lucrative return on investment through rental income or significant resale value. While the house appears to be structurally robust (please note, a formal survey has not been conducted; we strongly advise all interested parties to perform their own evaluations), it boasts expansive rooms and an impressive internal living area of just over 1000 square feet.

The layout includes an inviting entrance vestibule and hallway, two generous reception rooms, and a fitted kitchen. The upper level houses two bedrooms, with the front bedroom being exceptionally large and offering the potential to be divided into two separate rooms, alongside a sizeable bathroom. The property is distinguished by its high ceilings throughout. This home is offered to the market with no onward chain, and viewings are warmly welcomed. Appointments are available seven days a week by prior arrangement.

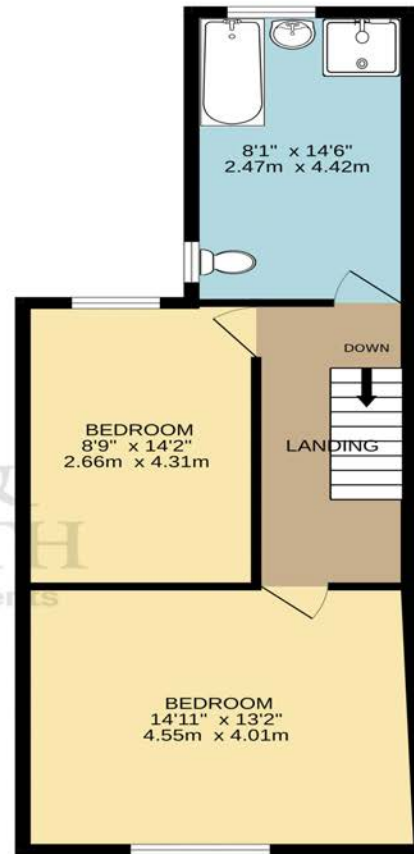




GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.

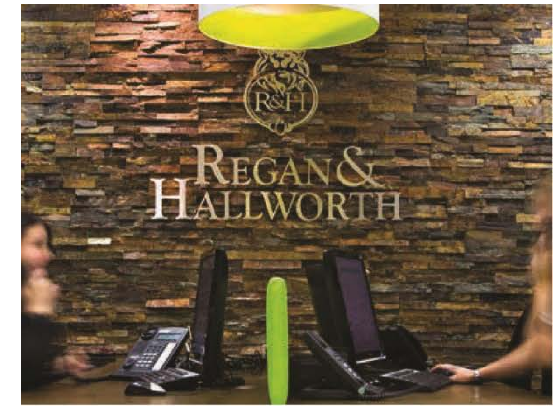


1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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 operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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