

41, Gordon Street, Ince , WN1 3DF



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Fantastic recently refurbished two bed investment or first time buyers property

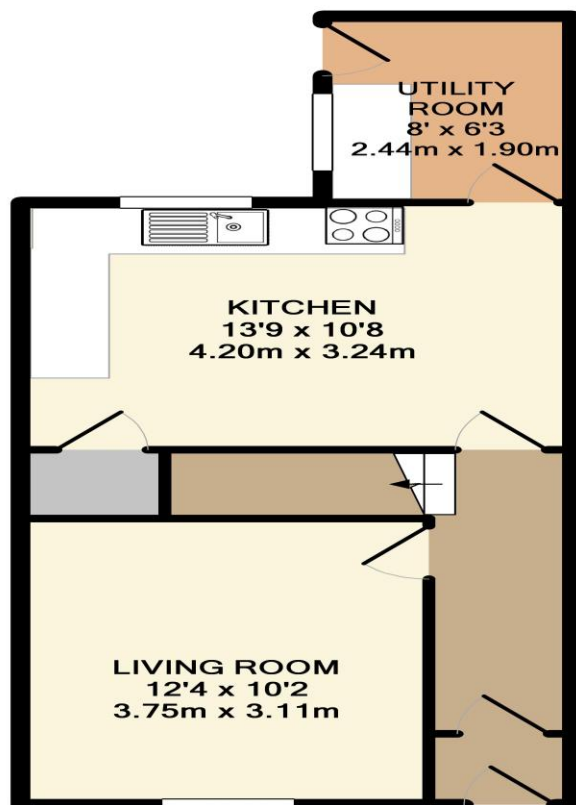


- Investment opportunity with tenant
- Open plan kitchen / dining room
- Two good sized double bedrooms
- Close to schools and transport links
- Great sized reception room
- Utility room
- Rear yard / on street parking
- 763 SQ. FT.

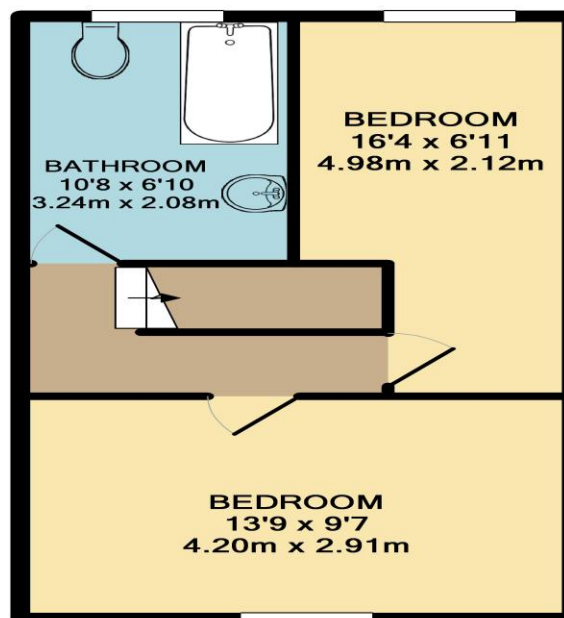
CALLING ALL INVESTORS! Gordon Street is a traditional two bed mid-terrace property which is offered for sale with a sitting tenant. The current tenant has been in situ for just over six years and give the current landlord a 9% annual yield. Located in the Ince area of Wigan, Gordon Street offers great access into the town centre with all its amenities along with bus and train station. There are also several good schools within easy walking distance and motorway networks just a short drive away. On entering the property there is a long hallway which gives access to a good-sized lounge/sitting room located to the front with feature wall mounted fire, open plan kitchen/dining room to the rear with a range of units and area for a dining table and then a large separate utility room to the rear. On the first floor the property offers a large master double bedroom to the front, second good-sized bedroom to the rear and then a family bathroom comprising of wc, sink and bath with shower over. The property also benefits from gas central heating and double glazing. This is truly a fantastic investment opportunity for the investor just starting out or already has many so adding to their stock. Viewings are highly recommended.







GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



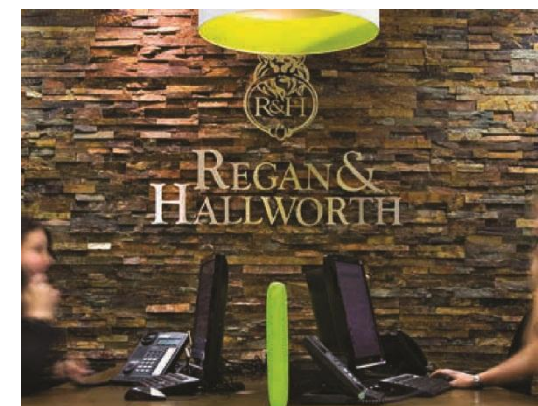
1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com

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