



**Hoghton Road, Sutton,
St. Helens WA9 3HS
£130,000 Guide Price**

RG
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Hoghton Road, Sutton, St.Helens, WA9 3HS

- To be Sold via Online Auction
- Fantastic Development Opportunity
- Two Bedroom Detached Bungalow With Land
- May Suitable For A Number Of Uses STPP
- 2.2 Acres (Please Note This Is Not Approximate Measurements)
- Located Within A Mixed Residential Area
- Close to Motorway Links
- Viewings Highly Recommended To See The Full Potential

This two-bedroom detached bungalow offers an exciting and promising development opportunity, nestled on an impressive 2.2 acres (Please note this is not approximate measurements) of land that provides ample space for various possibilities. Located in a mixed residential area, the property presents potential buyers with a unique canvas to create something truly special, whether it be additional housing units, a charming retreat, or even commercial ventures, all subject to planning permission (STPP). The current online auction serves as an excellent platform for prospective buyers to delve into the myriad possibilities this property holds, allowing them to envision how they might transform the space to meet their specific needs. Its strategic location near major motorway links ensures that accessibility is not an issue, making it convenient for both personal use and business endeavors alike. Given the substantial size of the land combined with its favorable location, viewings are highly recommended; doing so will enable interested parties to fully appreciate not only the generous layout of the bungalow itself but also the vast potential that this expansive plot of land has to offer. This opportunity is not just about acquiring a piece of property; it's about unlocking a vision for future development in a thriving community setting.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.