



## 188 Walthew Lane, Wigan, WN2 5AW

### Offers in excess of £105,000

Goodmove present this two bed mid terrace on Walthew Lane, Wigan, WN2 for sale with TENANTS IN SITU.

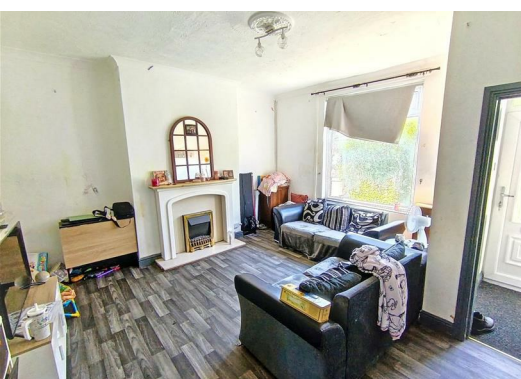
The ground floor comprises a welcoming lounge, fitted kitchen/dining area, providing an ideal space for both everyday living and entertaining. Upstairs, the property features two well-proportioned bedrooms and a family bathroom finished to a practical standard.

A staircase leads to the converted attic space, offering a flexible area that could be utilised as a home office, hobby room, or occasional guest accommodation (subject to any necessary building regulations and approvals).

Externally, the property benefits from a low-maintenance rear yard, perfect for relaxing or outdoor dining.

Conveniently located close to local shops, schools, and public transport links, with easy access to Wigan town centre and the M6 and M61 motorway networks, this property would make an excellent first-time purchase, buy-to-let investment, or home for those looking to upsize.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

