



TRACY PHILLIPS

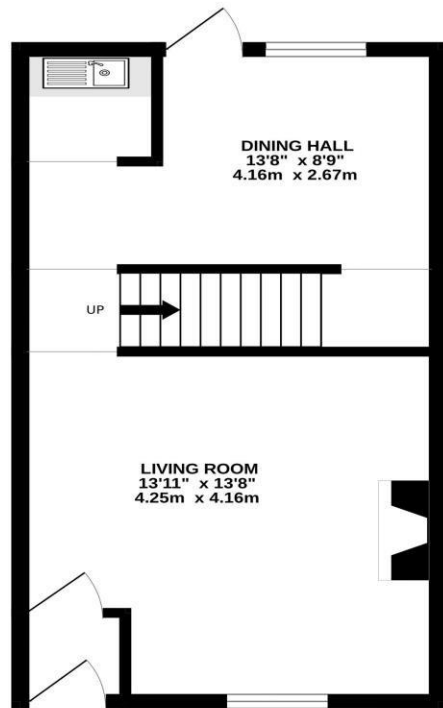
Estates



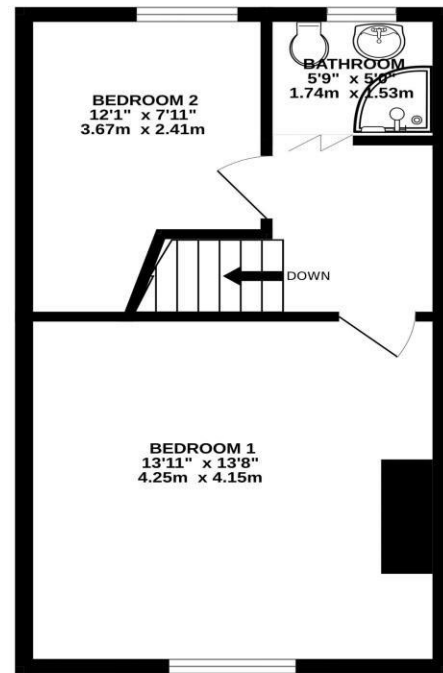
TRACY PHILLIPS

Estates

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



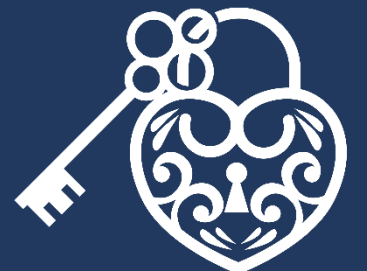
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Offers in Region of £70,000

Albert Street, Wigan



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This mid-terrace house, situated in the popular area of Newtown, is in need of renovation throughout and is offered for sale with no onward chain. The accommodation comprises an entrance vestibule, lounge, dining room, small kitchen with single sink drainer unit, whilst to the first floor a landing there are two bedrooms and a shower room.

Externally, the property is protected by a front garden, and to the rear there is a courtyard with car port and double access gates for off road parking,

The property is located close to local amenities including shops, schools and a bus route to Wigan town center.

This property is sure to be of interest to investors or somebody looking for a project and viewings are now welcomed.

The property is registered with Possessory Title.

