



The Common, Parbold, Wigan

Offers Over £779,995

Ben Rose Estate Agents are pleased to present to market this unique and versatile four bedroom apartment with commercial premises below, ideally located in the heart of Parbold, Wigan. Offering an excellent investment opportunity, the property combines a ground floor shop and café space with a spacious modern apartment above, making it ideal for investors seeking a buy-to-let or mixed-use property. The location benefits from outstanding transport links, with the M6 motorway just a short drive away and a train station quite literally on the doorstep, providing easy commuting to surrounding towns and cities. A variety of local amenities, bus routes, and well-regarded green spaces are all within walking distance, adding to the appeal of this well-connected setting.

The ground floor offers flexible commercial accommodation with two separate front entrances, allowing clear division between the residential apartment and the café/shop space. One entrance leads into what was previously used as a fruit and vegetable shop, now a spacious reception room for the apartment, featuring a bay window and access to a small WC. From here, an entrance hall leads to the staircase providing access to the first-floor apartment. The second front entrance opens directly into the café space, where the main area benefits from large front-facing windows creating a bright and welcoming environment. This space provides access to a WC and utility room, with a hallway leading to further rooms including a kitchen with a large window and side access door. Further along the hallway is a reception room with a bay window and fireplace, along with a multi-purpose room featuring built-in shelving and a large window, ideal for storage or additional seating, with an additional WC located at the end of the room.

The first floor hosts the generous four bedroom apartment, accessed via a wide staircase illuminated by a window. The landing leads to a separate WC and a four-piece family bathroom. All four bedrooms are well-proportioned and benefit from large windows, with the master bedroom positioned to the front of the property, featuring built-in wardrobes and a three-piece ensuite with additional storage. At the end of the hallway sits the lounge, enjoying two windows and providing access to the modern kitchen. The kitchen is fitted with ample countertop space, an integrated gas hob and oven, and space for freestanding appliances, making it both practical and contemporary.

Externally, the property boasts a large cobbled driveway providing ample off-road parking and leading to a separate double garage, with an additional garage located at the rear of the property offering excellent storage potential. To the side and rear, there is a garden with seating areas, creating a pleasant outdoor space. Combining commercial potential, spacious accommodation, and a prime location, this property represents a rare and attractive investment opportunity with strong long-term appeal.













