TRACY PHILLIPS Estates

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Offers in excess of £155,000

Warrington Road, Wigan WN3 6PA

Guide Price: £155,000 Current Rental Income: £800 PCM (£9,600 PA) Gross Rental Yield: Approximately 6.2% Sold with Tenant in Situ

An excellent opportunity to acquire a handsome, well-proportioned three-bedroom house in Wigan, offered for sale with a tenant already in situ and producing a current rental income of £800 per calendar month. At the asking price of £155,000, the current rent of £800 PCM (£9,600 per annum) represents a gross rental yield of approximately 6.2%, making this an attractive proposition for both established landlords and investors looking to add a refurbished property to their portfolio.

The property offers two large bedrooms together with a smaller box room, providing excellent overall accommodation and square footage. The house is well proportioned throughout and presents as a modern, clean and versatile blank canvas. Fully Refurbished Throughout The property has been comprehensively renovated, having been taken back to brick and upgraded from top to bottom. Works carried out include: • Damp proofing • Full rewiring • Full replastering throughout • New grey double-glazed windows • New internal doors • New floorboards • Full painting and decorating • New modern kitchen • New bathroom • New central heating system • External pointing • Rear garden wall and dividing wall • Rear garden decking • Block paving • Bathroom wall and floor tiling • Kitchen wall and floor tiling • Outside lighting • Improvements to the front garden

The extensive works provide a buyer with the benefit of a property that has already undergone a major programme of refurbishment, creating a clean and modern finish while retaining the appeal of a traditional house. Outside Space

The property is fronted by a pleasant garden, giving the house an attractive approach from the street. To the rear is a private walled courtyard/garden, providing useful outdoor space and a good level of privacy. Situated in Wigan, the property benefits from the town's established residential market and convenient connections to surrounding areas. Wigan offers a wide range of local amenities, including shops, supermarkets, schools, leisure facilities and transport links. The town also provides good access towards Manchester, Liverpool and surrounding Greater Manchester and Lancashire areas, making the location attractive to a broad range of tenants.

















