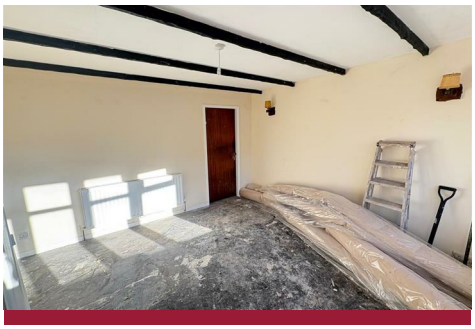
CASA SALES & LETTINGS









2 Georgian Square, Platt Bridge, WN2 5AR

£110,000

Casa Real Estate are delighted to bring to the market this three-bedroom mid-mews property, situated within the popular residential area of Georgian Square, Platt Bridge.

The property is in need of a part renovation and modernisation throughout, presenting an excellent opportunity for investors, developers or buyers looking for a project with the potential to create a home to their own specification. Offering generously proportioned accommodation throughout, the property provides plenty of space and potential for transformation.

The accommodation briefly comprises an entrance vestibule, living room, kitchen, three bedrooms and a family bathroom and has undergone some improvement to the kitchen/ dining area.

Externally, the property benefits from a rear garden, and has convenient access to local amenities, schools and everyday facilities. The location also offers excellent transport links, including regular bus services providing access to Wigan Town Centre and surrounding areas.

Offering plenty of potential for those willing to take on a renovation project, this property is an opportunity not to be missed.

Early viewing is recommended to appreciate the potential on offer.

Entrance/Vestibule 6'3" x 4'5" (1.91 x 1.35)
UPVC front door, x2 opaque glass windows, meter cupboard, vent, ceiling rose flex

Living Room 12'2" x 13'7" (3.73 x 4.15)
UPVC double glazed bay window, radiator, x2 wall lights, thermostat, ceiling rose flex, x2 single sockets, x1 double socket, x1 double light switch

Kitchen 16'7" x 9'8" (5.06 x 2.96)
x2 UPVC double glazed windows, UPVC door to garden, range of kitchen base units, sink with chrome mixer tap, radiator, x2 ceiling lights, door to under stairs, x3 single sockets, x1 double light switch

Bedroom 1 9'6" x 9'7" (2.91 x 2.94)
UPVC glazed window, radiator, door to boiler cupboard, baxi boiler, vent, ceiling rose, x2 single sockets, x1 light switch,

Bedroom 2 12'3" x 9'6" (3.75 x 2.91)
x2 UPVC double glazed windows, rad, ceiling rose flex and bulb, vent x2 single sockets, x1 light switch

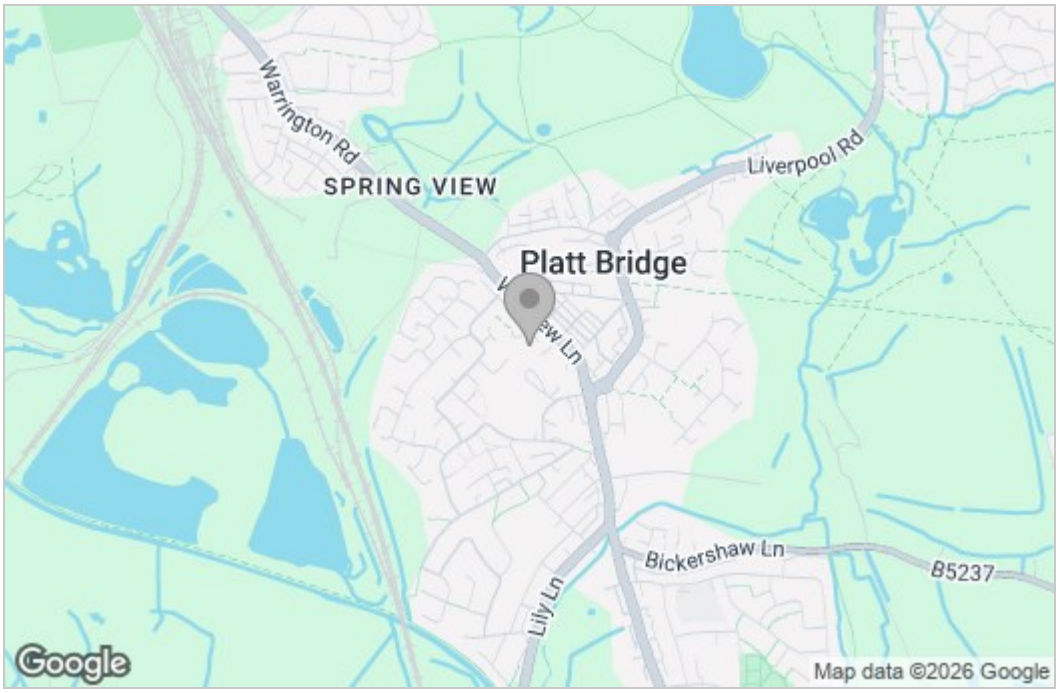
Bedroom 3 6'9" x 7'6" (2.07 x 2.3)
Wooden frame single glazed glass window, radiator, ceiling rose flex, x1 double socket, x1 light switch

Landing
Radiator, loft hatch, ceiling rose flex and bulb, x1 double light switch, x1 single socket

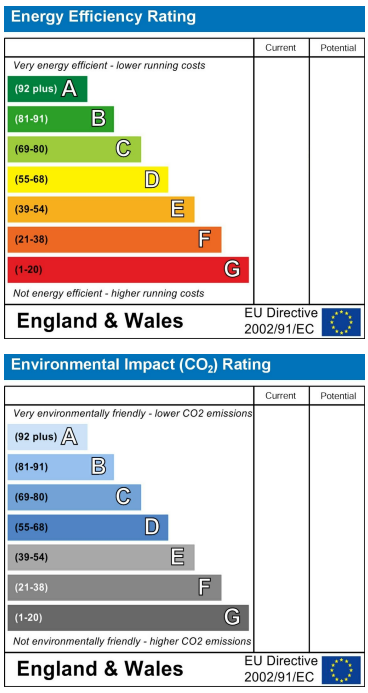
Bathroom 5'5" x 6'9" (1.67 x 2.08)
UPVC double glazed opaque glass window, W/C basin, shower over bath, radiator, vinyl flooring, ceiling light, with pull switch

Floor Plan

Area Map



Energy Efficiency Graph



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