



All enquiries Ref: James Paterson



- Freehold two floor end terrace house requiring modernisation
- Full vacant possession

Location:

The property is situated on Victoria Road between its junctions with Millers Lane and Downing Close. Public transport links include Ince (Manchester) railway station, Wigan North Western and Wigan Wallgate mainline Rail stations together with a network of local bus services serving the surrounding vicinity, with the nearest bus stops located on Millers Lane and Lily Lane/Wigan Street. Road links include the A58 (via Warrington Road) with connections into Wigan Town Centre approximately 3 miles to the northwest. Shopping amenities can be found locally within Platt Bridge, with a wider and more extensive range of shops, bars and restaurants available in Wigan Town Centre. Recreational pursuits can be found locally at the open spaces of Low Hall Nature Reserve and Abram Park.

Description:

Freehold end terrace house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Two bedrooms, Shower room/WC
 Ground floor: Reception room, kitchen/breakfast room (not fitted)
 Outside: Front and rear garden
 Gross Internal Area GIA: Approximately 68 sq m (734 sq ft)

EPC rating: F

Council Tax Band: A

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

