



£225,000

R Bullock & Son Ltd, 166 Ormskirk Road, Wigan, WN5 9ED

In summary, this mixed-use property on Ormskirk Road is a rare find, combining residential comfort with commercial potential in a strategic location. Whether you are an investor or a business owner, this property offers a promising opportunity to thrive in a vibrant community.



Figure 1 shows three floor plans of a three-story building. The plans are labeled 'Top floor', '2nd floor', and '3rd floor'. Each floor plan includes a 'Reception' area, a 'Bath', and a large 'Room'. The dimensions for each area are provided in both feet/inches and meters.

- Top floor:**
 - Reception: 20'0" x 20'2" (6.25 m x 5.15 m)
 - Bath: 5'0" x 4'0" (1.52 m x 1.22 m)
 - Room: 12'0" x 4'0" (3.66 m x 1.22 m)
- 2nd floor:**
 - Reception: 20'0" x 11'0" (6.25 m x 3.43 m)
 - Bath: 5'0" x 4'0" (1.52 m x 1.22 m)
 - Room: 12'0" x 4'0" (3.66 m x 1.22 m)
- 3rd floor:**
 - Reception: 20'0" x 11'0" (6.25 m x 3.43 m)
 - Bath: 5'0" x 4'0" (1.52 m x 1.22 m)
 - Room: 12'0" x 4'0" (3.66 m x 1.22 m)

TOTAL: 1174 sq. ft, 109 m2
Basement 1: 0 sq. ft, 0 m2, 1st floor: 606 sq. ft, 56 m2, 2nd floor: 568 sq. ft, 53 m2
EXCLUDED AREAS: TOILET: 23 sq. ft, 2 m2, BASEMENT: 361 sq. ft, 34 m2, ROOM: 202 sq. ft, 19 m2
UNDEFINED: 49 sq. ft, 5 m2, LIVING ROOM: 171 sq. ft, 16 m2, HALL: 75 sq. ft, 7 m2,
WALLS: 192 sq. ft, 17 m2