



**Wigan Road
Wigan, WN4 9BT**

Guide Price £85,000

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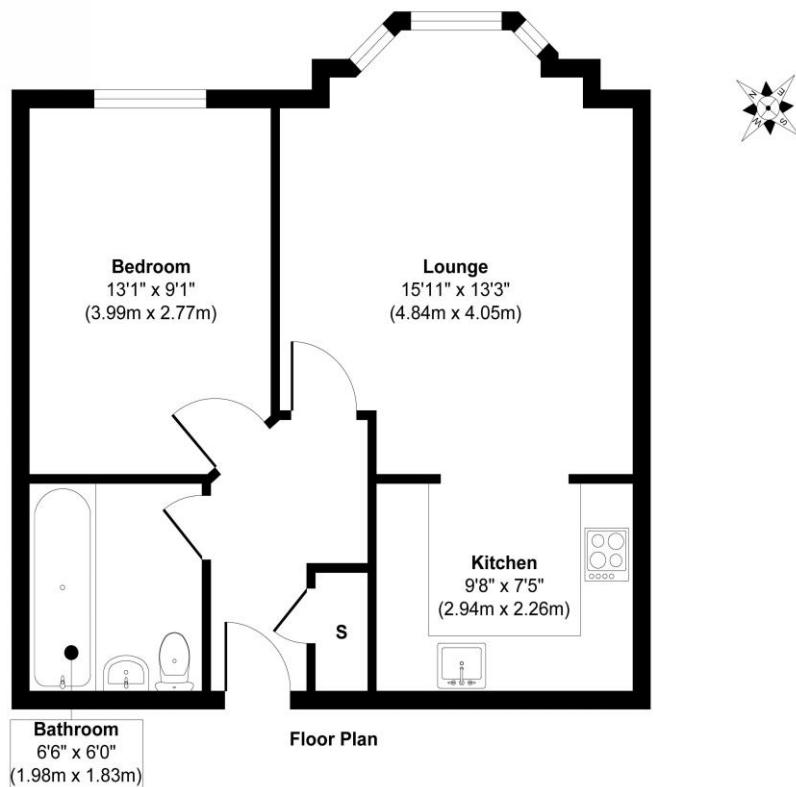


MAIN FEATURES:

- Well Presented Spacious First Floor Flat
- Fitted Kitchen Opening to the Lounge/Diner
- Good Size Double Bedroom
- Bathroom/WC
- Residents Parking
- Landlords Only - Paying Tenant in Situ

An excellent opportunity for landlords and property investors to acquire this well-presented and spacious first-floor flat, offered for sale with a tenant in situ, providing an immediate rental income from completion. The accommodation comprises a welcoming entrance hall leading to a modern fitted kitchen which opens into a bright and spacious lounge/diner, creating an attractive open-plan living space. There is a good-sized double bedroom, together with a bathroom/WC. The property also benefits from residents' parking and well-maintained communal areas.

Situated on the popular Wigan Road, the property enjoys a convenient location within easy reach of Ashton-in-Makerfield town centre, offering a wide range of shops, supermarkets, cafés and local amenities. Excellent transport links are available via the nearby M6 and M58 motorway networks, making commuting to Wigan, Warrington, Liverpool and Manchester straightforward. The area is also well served by public transport and enjoys access to local parks, leisure facilities and countryside walks. This attractive flat represents a ready-made investment opportunity, with the benefit of an established tenant already in place. Early viewing is highly recommended to appreciate the accommodation and investment potential on offer.



Approx. Gross Internal Floor Area 493 sq. ft / 45.81 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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