



## Warrington Road, Ince, Wigan

### Offers over £230,000

- FREEHOLD RESIDENTIAL BLOCK
- THREE SELF-CONTAINED FLATS
- SOLD WITH TENANTS IN SITU
- IMMEDIATE INCOME GENERATION
- COUNCIL TAX BAND: A
- 9.91% YIELD
- LONG-TERM CAPITAL GROWTH POTENTIAL
- ESTABLISHED RESIDENTIAL RENTAL LOCATION
- FREEHOLD
- EPC RANGE D-E



The building is arranged as three individual flats, each independently accessed and fully self-contained, providing privacy and convenience for tenants while offering ease of management for the landlord.

The configuration offers a strong mix of unit types, appealing to a broad tenant demographic and supporting long-term occupancy levels.

Positioned alongside the canal on Warrington Road, the property benefits from an attractive waterside setting while remaining within easy reach of Wigan town centre.



The location offers:

- Convenient access to local shops, supermarkets and everyday amenities
- Proximity to transport links and commuter routes
- Walking distance to canal-side paths and green spaces
- Strong ongoing rental demand within the area

The canal-side position provides an added lifestyle element that enhances long-term tenant desirability.

Each flat benefits from independent living arrangements, ensuring privacy and convenience for tenants while reducing management complexity.

### Flat 1

A spacious and well-proportioned unit comprising two bedrooms and two bathrooms, offering attractive accommodation suited to professional tenants or sharers. The additional bathroom enhances rental appeal and long-term tenant retention.

### Flat 2

A comfortable two-bedroom flat providing practical and desirable living space, well suited to couples, small families or professional tenants.

### Flat 3

A well-configured one-bedroom flat offering low-maintenance accommodation, ideal for single occupants and providing consistent rental demand.





## DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



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