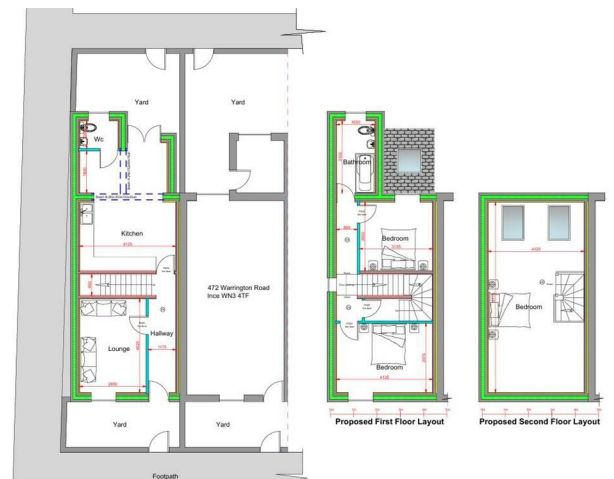




£45,000

Land at 474 Warrington Road, Ince, Wigan, Greater Manchester, WN3 4TB

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Located on Warrington Road in the charming area of Ince, Wigan, this property presents a unique opportunity for those looking to invest in a residential plot of land. Spanning approximately 970 square feet, this site comes with full planning permission, allowing for the development of a house tailored to your specifications.

The location is particularly appealing, situated in close proximity to Springview Village, which offers a delightful community atmosphere. Residents will benefit from the convenience of nearby local amenities, ensuring that everyday needs are easily met. The surrounding area is predominantly residential, providing a sense of neighbourhood and security.

This plot is ideal for individuals or families seeking to create their dream home in a well-connected and vibrant part of Wigan. With the potential for a bespoke build, this property offers a blank canvas for your vision. Whether you are looking to settle down or invest, this opportunity is not to be missed.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

