Fazakerley Sharpe

*Property, rooted in our heritage.*
*Established 1931*

# £185,000

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

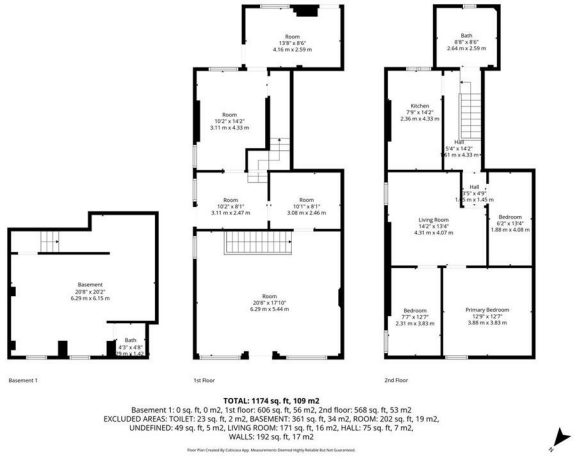
Located on the bustling Ormskirk Road in Wigan, this mixed-use property presents a unique opportunity for both residential and commercial ventures. Spanning an impressive total area of approximately 193.50 square metres (or 2077.43 square feet), this property boasts a prime position along a main road, ensuring excellent visibility and accessibility for any business.

The property features a well-appointed three-bedroom flat situated above the commercial space, making it ideal for those seeking a live-work arrangement. This setup not only provides convenience but also the potential for additional income through rental opportunities. The flat is spacious and offers a comfortable living environment, perfect for families or professionals.

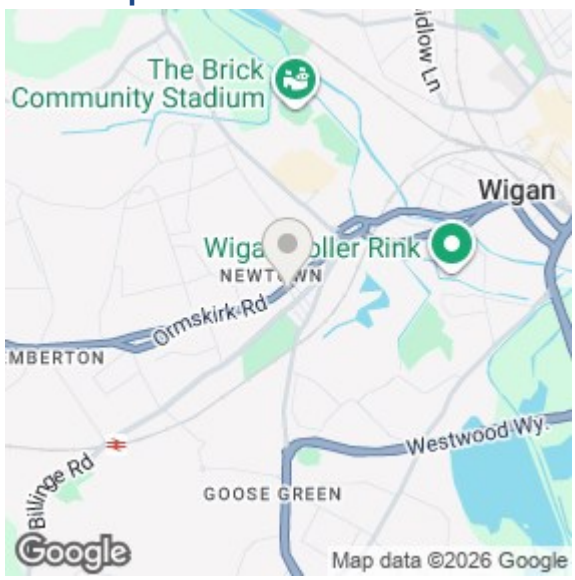
Moreover, the location is particularly advantageous, being in close proximity to the M6 motorway, which facilitates easy travel to nearby towns and cities. This accessibility is a significant benefit for businesses looking to attract customers from a wider area.

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.

## Floor Plan



## Area Map



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