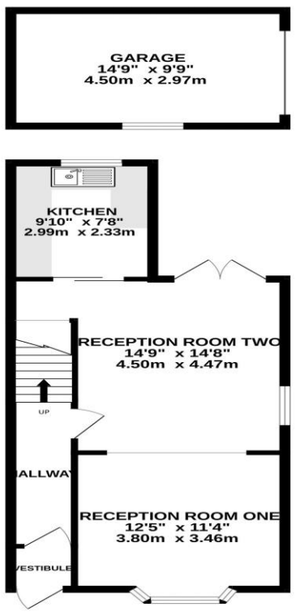
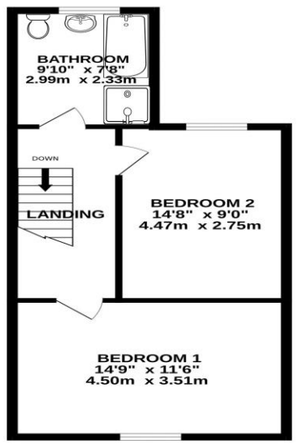
TRACY PHILLIPS Estates

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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £99,950

Warrington Road, Wigan WN5 9AL

Situated in a convenient and accessible location close to Wigan town centre, this spacious two-bedroom end-terraced home offers excellent potential for refurbishment and improvement. Offered at a realistic price to reflect the work required, the property presents an ideal opportunity for investors, builders or buyers looking for a project with scope to add value. The property is freehold, vacant and offered with no onward chain, allowing for a straightforward purchase.

Further benefits include a garage to the rear, with additional parking available alongside the property. The accommodation begins with an entrance hallway leading into an open-plan lounge and dining area, featuring a fireplace and providing a generous reception space.

To the rear, the kitchen offers access to the outside, while French doors from the dining area open onto a courtyard garden. To the first floor, the landing leads to two excellent-sized bedrooms and a family bathroom. The location is particularly convenient, within walking distance of Saddle Junction and the retail park, as well as being close to Alexandra Park.

Excellent motorway links and rail connections provide easy access to surrounding towns and cities, making this a practical choice for both owner-occupiers and tenants.

With its generous room sizes, garage, convenient location and potential to add value, this is an appealing investment or renovation opportunity that deserves early consideration.

















