

Viewings

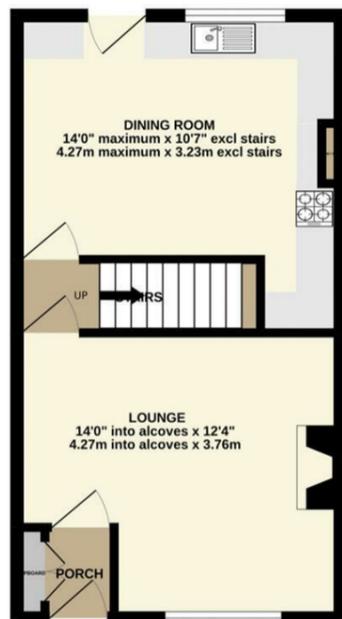
Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Vendors Comments

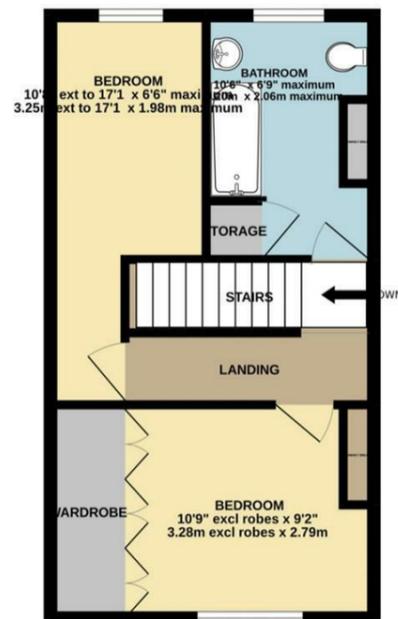
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

JC SALES & LETTINGS

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7 Henry Park Street, Ince, Wigan, Lancashire, WN1 3DA

Guide price £115,000

- Guide price £115,000 - £120,000
- Available with vacant possession or with tenant in situ
- Two bedroom mid terrace property
- Modern fixtures and fittings
- Courtyard Garden
- Ideal for investors or homeowners
- The current tenant is paying £725pcm
- Offered to the market with no upward chain
- No vendor chain
- Close to Wigan Town Centre

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GUIDE PRICE £115,000 - £120,000

*** PERFECT FOR INVESTORS OR OWNER OCCUPIERS ALIKE ***

AVAILABLE WITH TENANT IN SITU OR WITH VACANT POSSESSION

An excellent opportunity to acquire this well presented two bedroom mid terrace property, situated in this highly popular and convenient location close to Wigan Town Centre. Offering well proportioned accommodation throughout and benefiting from modern fixtures and fittings, this property will be of particular interest to both investors and residential purchasers alike. The current landlord is prepared to offer the property for sale with the existing tenant in situ, who is currently paying £725 per calendar month, making this a ready-made investment opportunity from day one. Equally, the property is also available with vacant possession, therefore appealing to owner occupiers looking for a well located home ready for their own occupation. The property is well placed for access to a wide range of local amenities, shops, schools and transport links, making it ideal for a professional couple, small family or buy to let investor seeking a straightforward acquisition in a strong rental location.

In brief, the accommodation comprises of an entrance hall, lounge and a spacious dining kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom/W.C. Externally, there is a garden to the rear.

Available with NO VENDOR CHAIN, an early viewing is highly recommended to avoid disappointment.

EPC Grade C



Council Tax Band: A

