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124 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AW

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A vacant end of terraced house which has been converted to provide a four bedroomed HMO investment opportunity. The property benefits from double glazing, central heating and off road parking. When fully let the potential rental income would be approximately £30,000 per annum.

### Situated

Fronting Walthew Lane in a popular and well established residential location close to local amenities, schooling and transport links. Wigan town centre is approximately 2 miles away.

### Ground Floor

Hall, Communal Living Room, Letting Room, Kitchen, WC

### First Floor

Letting Room with En Suite Shower Room/WC, Two Further Letting Rooms, Communal Bathroom/WC

### Outside

Front and rear yards with parking

### EPC Rating

D

### Council Tax Band

A

### Joint Agent

Bridgfords

[bridgfords](https://www.bridgfords.co.uk)

