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**16**

639a Ormskirk Road, Wigan, Lancashire WN5 8AG

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed detached property benefiting from double glazing. The property would be suitable for investment purposes with a potential rental income of approximately £4,800 per annum or possible redevelopment, subject to gaining the necessary consents.

### Situated

Off Ormskirk Road close to its junction with Howard Street in a popular and well established residential location within walking distance to local amenities and transport links. Wigan town centre is approximately 2.5 miles away.

### Ground Floor

Open Plan Living Room/Kitchen/  
Diner

### First Floor

Two Bedrooms, Shower Room/  
WC

### EPC Rating

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