

LOT
18

7 Springfield Road, Wigan, Lancashire WN6 7AT

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A double fronted semi-detached property benefiting from double glazing and electric heating and gardens. The property is offered with full planning permission to change of Use from existing HMO to single dwelling house (C3) further details can be found under planning reference number – A/21/92014/ CU Planning was also previously granted for change the use to 7 studio apartments with a two storey rear extension (Ref Number A/19/87844/CU) Alternatively following a full upgrade and refurbishment scheme, the property would be suitable for occupation, re sale or investment purposes to include a 6 bed HMO subject to necessary consents.

Situated

Off Beech Hill Avenue, in a popular residential location close to local amenities schooling and approximately 1 mile from Wigan town centre.

Ground Floor

Hallway, three Reception Rooms,
Kitchen, Bathroom/WC

First Floor

Five Rooms, Shower Room,
Separate Toilet.

Outside

Yard To Rear.

EPC Rating

F.

Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS • CHARTERED SURVEYORS & VALUERS

