

LOT
48

297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ
***GUIDE PRICE £185,000+**



- **Spacious four bedroom detached property. Double glazing. Central heating. Front and rear gardens. Driveway.**

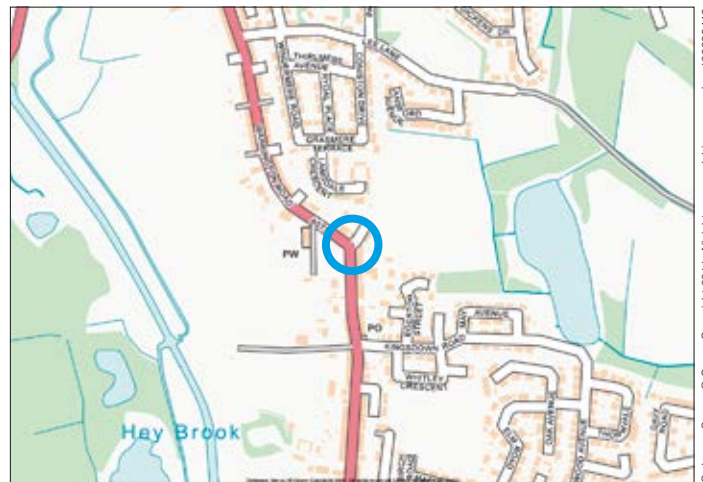
Description A spacious four bedroom detached property, ideal for investment buyers or for a large family home. Benefitting from double glazing, and central heating. Spacious front driveway area with extensive parking for several vehicles. Large rear garden with development potential over 0.34 acres, plans have been drawn for 5 or 7 town houses. Following refurbishment, the property would be suitable for occupation or investment purposes with a potential rental income of £8,100 per annum.

Situated Fronting Warrington Road in a popular residential location close to local amenities and approximately 3 miles from Wigan town centre.

Ground Floor Porch, Hall, Large Open Plan Lounge/Dining Area (potential for extension/redevelopment), Kitchen Diner. Downstairs bedroom with adjoining shower room/WC

First Floor Three Bedrooms, Main Family Bathroom/WC.

Outside Front and Rear Gardens (Rear garden is 0.34 of an acre), Driveway, two Large Detached Timber Garages to Rear.



Not to scale. For identification purposes only

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