



51 Bird Street Wigan

Offers in excess of:

£40,000

- Refurbishment opportunity
- Cash offers only
- Ideal for Town Centre & Amenities
- Two reception rooms
- Two good sized beds
- Approx. 7-8% expected yield
- Low maintenance yard to the rear
- Approx. 709sq ft

51 Bird Street, Ince, Wigan WN2 2AZ

Cash offers only Calling all investors! This fantastic refurbishment opportunity is brand new to the market and would be a great purchase to anyone looking for their next project or a future addition to a lettings portfolio.

This Two bed terraced property is situated in popular residential street close to local schools, amenities, transport links and a short drive away to the motorway networks of the M61 and within walking distance of Ince train station.

Offering approximately 709sq ft of accommodation the property comprises of: Lounge, sitting room, two good sized bedrooms and a principle bathroom.

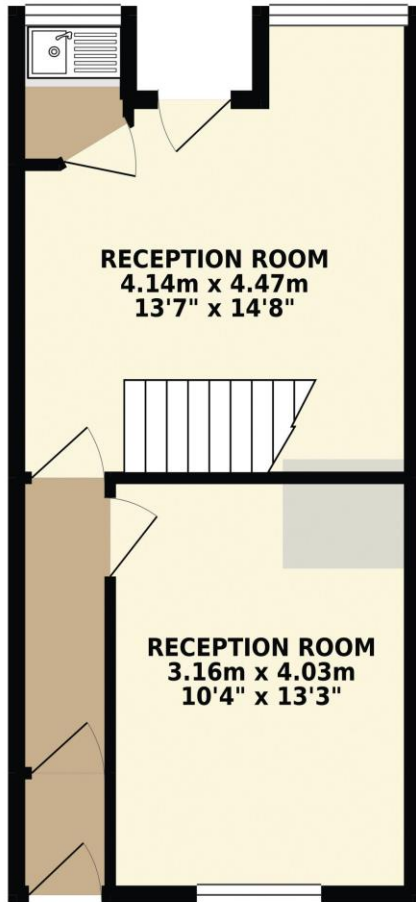
The property is in need of significant work throughout and once renovated a landlord could expect a yield of approx. 7-8%.

Approx 709sq ft. Council tax band A. EPC rating TBC

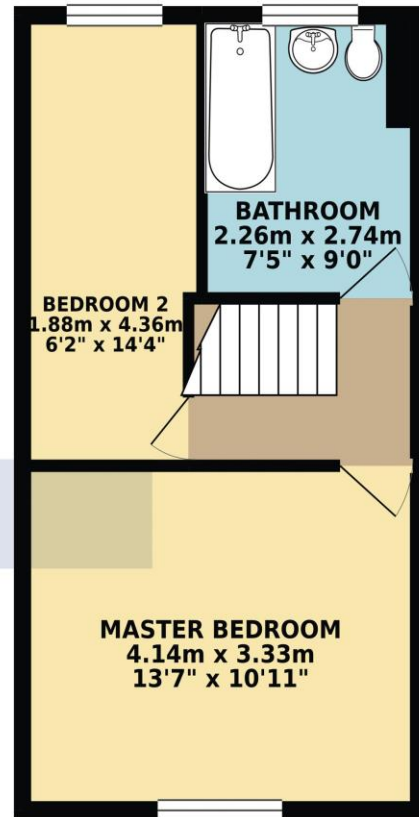




GROUND FLOOR 34.10 sq. m.
(367.01 sq. ft.)



1ST FLOOR 31.83 sq. m.
(342.65 sq. ft.)



TOTAL FLOOR AREA : 65.93 sq. m. (709.66 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.