23 Victoria Avenue

Springfield, Wigan, WN6 7AN

Price £170,000

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IMMACULATE 4 BEDROOM HOUSE SHARE / HMO ***LUXURY FURNISHED BEDROOMS*** **MUST VIEW** ****4 OCCUPIED ROOMS - NO ARREARS - AST'S WITH BILLS INCLUDED - COUNCIL TAX, GAS, ELECTRICITY, WATER, HIGH SPEED WIFI. It is with pleasure that Sapphire Homes are in a position to offer this stunning HMO For Sale with tenants in situ and sold as a going concern. There are 4 bedrooms in HMO conversion with three boasting ensuites and one having an off suite bathroom. The property is located in Springfield which is a brief walk to Wigan Town Centre and offers excellent transport links as well as being close to local amenities. The property is Fully furnished throughout all with quality furnishings and fixtures and there is a generous and luxurious modern fitted kitchen / dining area with separate utility room which also provides access to the rear garden. Each bedroom / en-suite which has a secure lock on their door, carpeted flooring throughout, tasteful decor and excellent furnishings including wall mounted TV's included in each room. Externally the property has a small garden area to front and rear and this property is rented to professional tenants. Early internal viewings are highly recommended to appreciate in full. No Upward Chain.

Gross Rental Income - £1906.66 PCM or Annual Income - £22,879.92

GROUND FLOOR

Entrance / Hallway

Bedroom 1

Ensuite

Communal Kitchen / Dining / Living

Utility Room

Off Suite Bathroom (Bedroom 2)

Bedroom 2

Bedroom 3

Ensuite

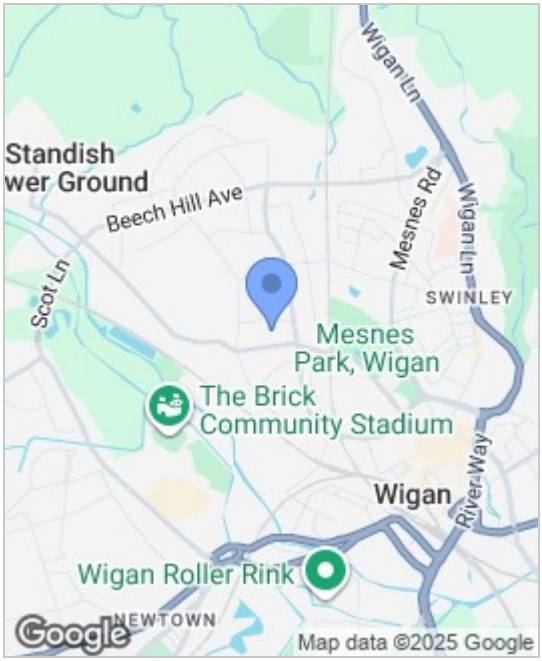
Bedroom 4

Ensuite

EXTERNAL

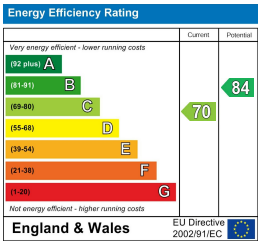
Rear Garden

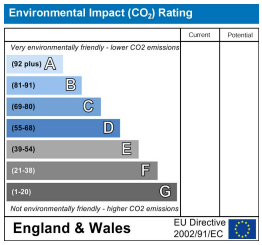
Area Map



Floor Plans

Energy Efficiency Graph





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