



jordan fishwick

546A Bryn Road, WN4 8AH
Guide Price £75,000



Bryn Road Wigan WN4 8AH

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An excellent investment opportunity to acquire this well-proportioned two-bedroom first floor apartment, ideally situated within easy reach of the town centre, local amenities and excellent transport links. Offered to the market with strong appeal for buy-to-let investors, this property provides spacious accommodation and the potential to generate rental return.

The accommodation briefly comprises a entrance hallway with storage and access to the first floor, a generous living room offering ample space for both living and dining space, two well-proportioned double bedrooms, a modern fitted kitchen, and family bathroom completing the internal layout.

The apartment has a communal rear garden space, shared with the apartment below. A further opportunity is available, with the ground floor apartment (546) also being offered for sale. Investors looking to expand their portfolio may wish to consider acquiring both properties, with the vendor open to discussions regarding a combined purchase.

Viewings Essential - LANDLORDS ONLY.

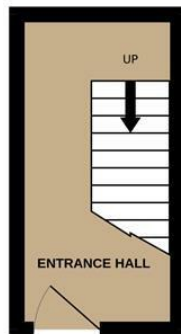


- LANDLORD ONLY
- Two Bedroom Apartment
- First Floor Position
- Excellent Oppotunity
- Communal Garden Space
- Ideal Location

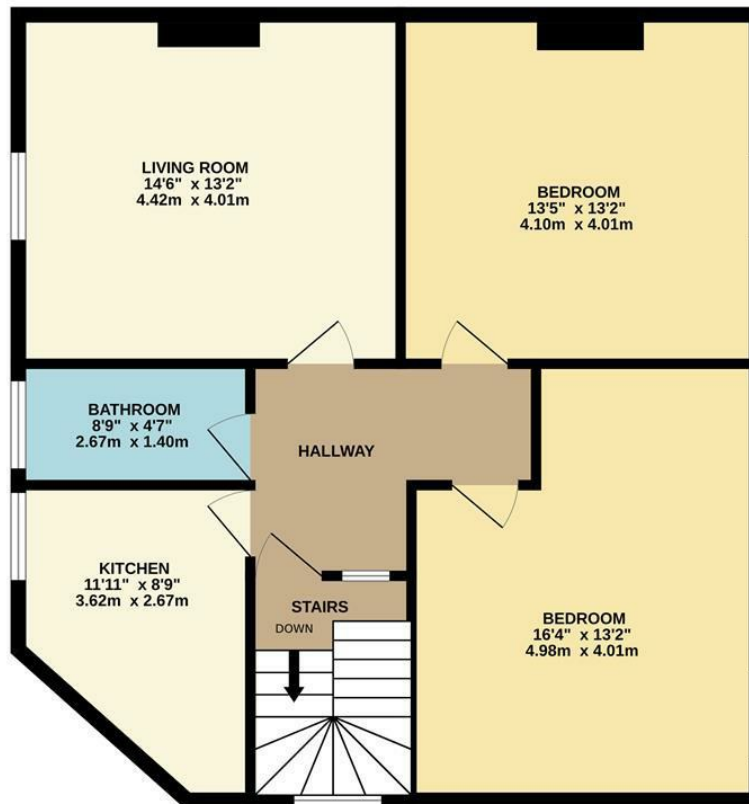


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
72 sq. ft. (6.7 sq. m.) approx.



FIRST FLOOR
800 sq. ft. (74.3 sq. m.) approx.



TOTAL FLOOR AREA : 872 sq. ft. (81.1 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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