



## The Common, Parbold, Wigan

**Offers Over £799,995**

Ben Rose Estate Agents are pleased to present to market this unique and versatile four bedroom apartment with commercial premises below, ideally located in the heart of Parbold, Wigan. Offering an excellent investment opportunity, the property combines a ground floor shop and café space with a spacious modern apartment above, making it ideal for investors seeking a buy-to-let or mixed-use property. The location benefits from outstanding transport links, with the M6 motorway just a short drive away and a train station quite literally on the doorstep, providing easy commuting to surrounding towns and cities. A variety of local amenities, bus routes, and well-regarded green spaces are all within walking distance, adding to the appeal of this well-connected setting.

The ground floor offers flexible commercial accommodation with two separate front entrances, allowing clear division between the residential apartment and the café/shop space. One entrance leads into what was previously used as a fruit and vegetable shop, now a spacious reception room for the apartment, featuring a bay window and access to a small WC. From here, an entrance hall leads to the staircase providing access to the first-floor apartment. The second front entrance opens directly into the café space, where the main area benefits from large front-facing windows creating a bright and welcoming environment. This space provides access to a WC and utility room, with a hallway leading to further rooms including a kitchen with a large window and side access door. Further along the hallway is a reception room with a bay window and fireplace, along with a multi-purpose room featuring built-in shelving and a large window, ideal for storage or additional seating, with an additional WC located at the end of the room.

The first floor hosts the generous four bedroom apartment, accessed via a wide staircase illuminated by a window. The landing leads to a separate WC and a four-piece family bathroom. All four bedrooms are well-proportioned and benefit from large windows, with the master bedroom positioned to the front of the property, featuring built-in wardrobes and a three-piece ensuite with additional storage. At the end of the hallway sits the lounge, enjoying two windows and providing access to the modern kitchen. The kitchen is fitted with ample countertop space, an integrated gas hob and oven, and space for freestanding appliances, making it both practical and contemporary.

Externally, the property boasts a large cobbled driveway providing ample off-road parking and leading to a separate double garage, with an additional garage located at the rear of the property offering excellent storage potential. To the side and rear, there is a garden with seating areas, creating a pleasant outdoor space. Combining commercial potential, spacious accommodation, and a prime location, this property represents a rare and attractive investment opportunity with strong long-term appeal.

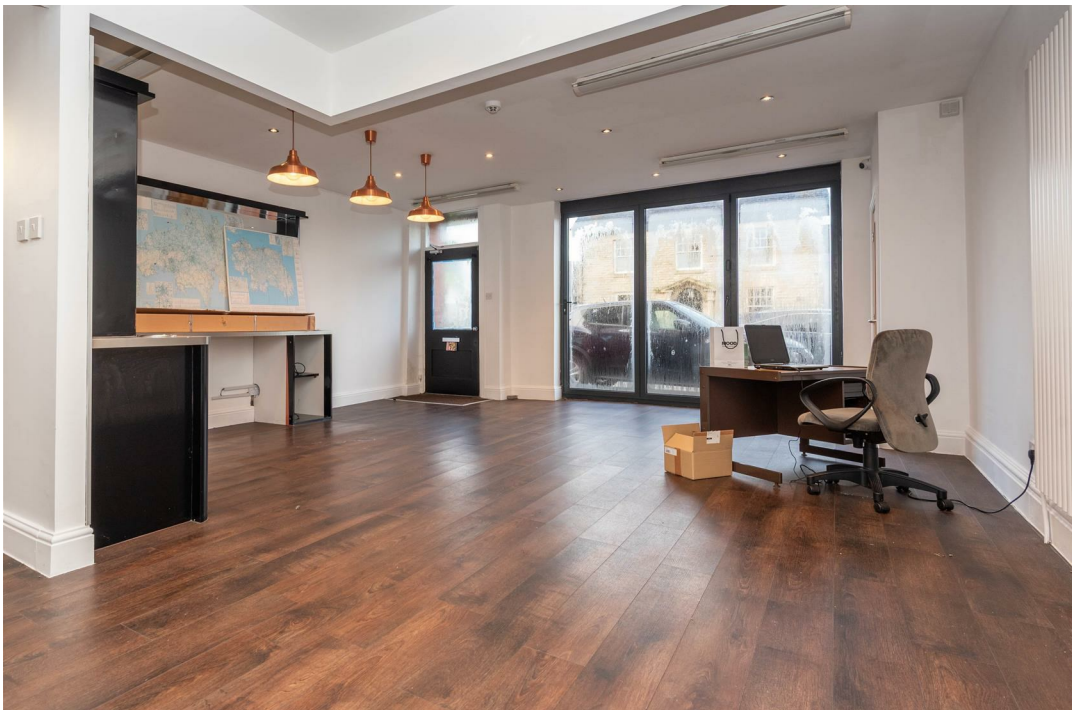




















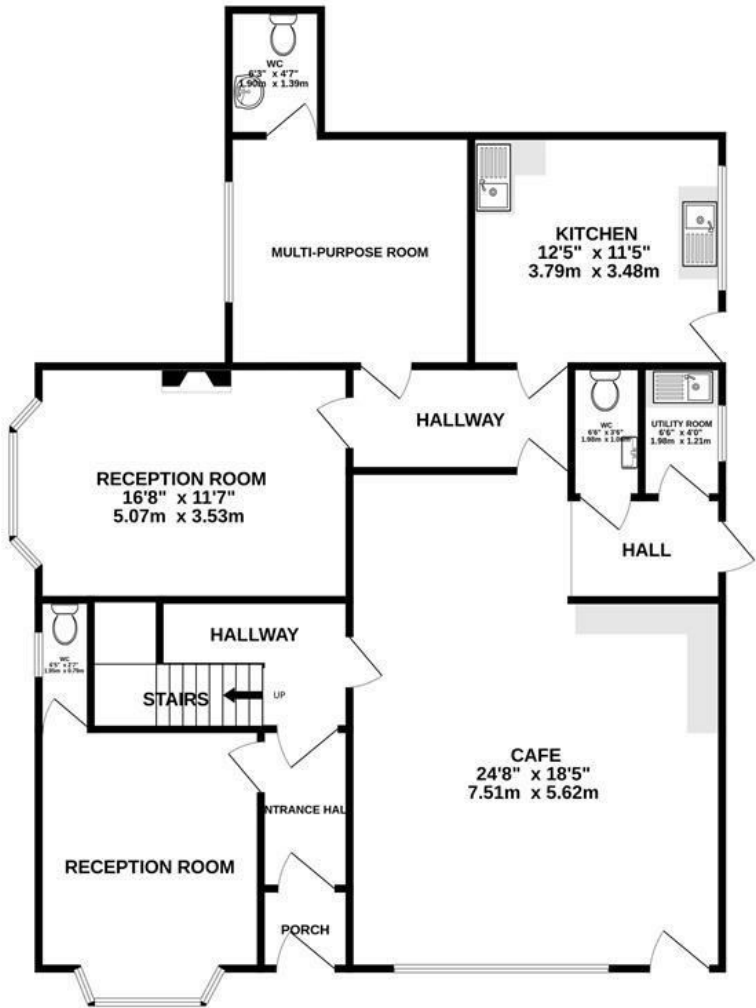




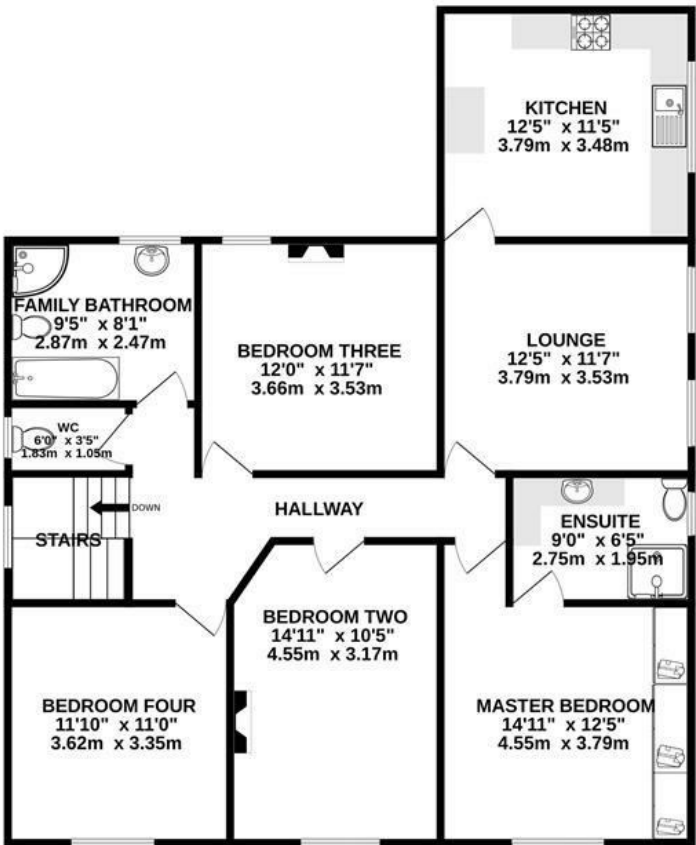


# BEN ROSE

GROUND FLOOR  
1332 sq.ft. (123.7 sq.m.) approx.



FIRST FLOOR  
1146 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.2 sq.m.) 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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		
	57	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	48	66
England & Wales	EU Directive 2002/91/EC	

