



G.R.
Estates
unlock your happiness



Walmesley Arms 465 Warrington Road, Wigan, WN3 4TQ

Guide Price £675,000

- Freehold Block Of Eight Self-Contained One-Bed Flats
- Majority Of Refurbishment Works Already Completed
- One Flat Offers Further Value Through Additional Completion Potential
- Modern Open-Plan Kitchen And Living Spaces Throughout
- Strong Yield Potential Of 8–10% At The Guide Price
- Gated Outdoor Area With Potential For Off-Street Parking
- Located In A High-Demand Rental Area Of WN3
- Excellent Opportunity For Landlords, Developers And Portfolio Investors
- For Sale by Modern Auction – T & C's apply, subject to reserve price, buyers fees apply

Directions

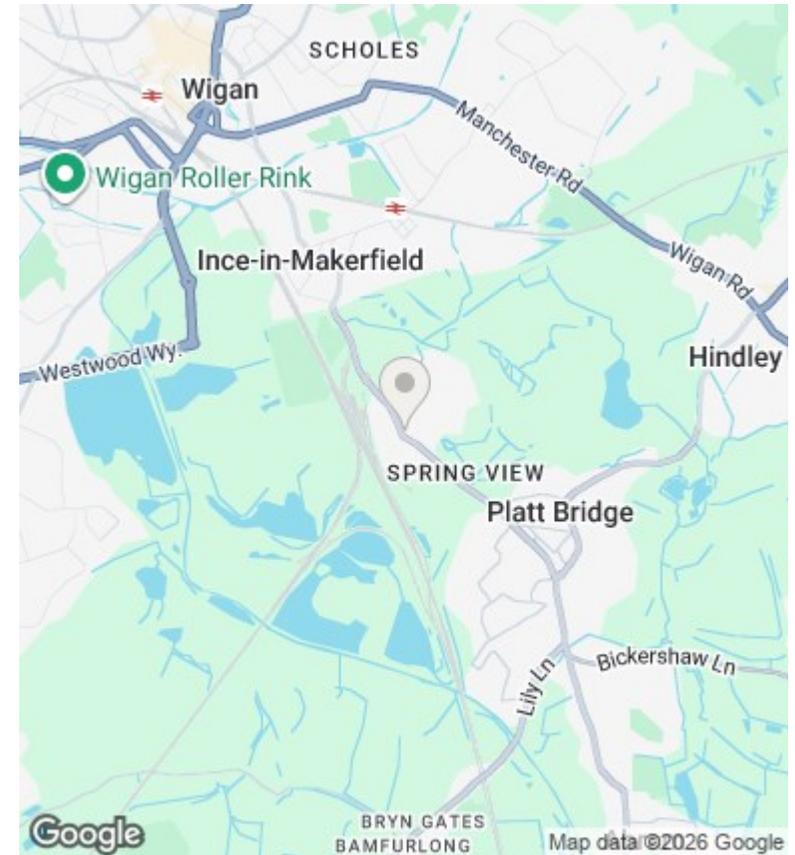
Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

A

EPC Rating:



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