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# FOR SALE

## RESIDENTIAL INVESTMENT OPPORTUNITY



### PRIME FREEHOLD RESIDENTIAL CONVERSION

WIGAN – 313 – 315 WARRINGTON ROAD, ABRAM,  
WIGAN, WN2 5RJ

PRICE - OFFERS OVER £110,000 SUBJECT TO CONTRACT

# WIGAN – 313 – 315 WARRINGTON ROAD, ABRAM, WIGAN, WN2 5RJ

## LOCATION

The property is located in the village of Abram, approximately 3.5 miles to the southeast of Wigan town centre. The property fronts Warrington Road (A573), which leads to the main East Lancashire Road (A580) circa 3 miles to the south.

Junction 23 of the M6 motorway lies 4 miles to the southwest.

## DESCRIPTION

The property provides a former council office and workshop which has been sympathetically converted to provide three coach houses which surround a cobbled courtyard to the rear.

The building is constructed with brick, stone, and terracotta elevations, beneath a pitched slate covered roof incorporating dormer windows. Windows are part uPVC framed and double glazed and timber framed and double glazed

Portfolio are pleased to bring to the market for sale this 2-bedroom coach house.

The former workshop has been converted to provide 3 x two-bedroom coach houses. They are all separately accessed via a driveway to the rear of the site, the site extends to approximately 0.075 hectares (0.185 acres) land attached has development potential (STP).

## ACCOMMODATION

313b Warrington Road Two storey coach house, separately accessed to the rear of the site and includes a lounge/kitchen and bathroom to the ground floor, with stairs leading up to two bedrooms, one with en-suite shower room to the first floor.

## TENURE

The property is held freehold under title number GM625192

## VAT

Not Applicable

## EPC

Copies of EPCs are available on request.

## VIEWING

**Strictly by appointment only.**



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