

ON BEHALF OF JOINT ADMINISTRATORS

LANDWOOD
GROUP

89 A, B, C Victoria Road, Platt Bridge, Wigan, WN2 5DN

Asking £350,000

Property Features



Three mid terrace five bedroom HMOs



Currently vacant and requires refurbishment throughout.



Opportunity to become an income producing investment following refurbishment.



CONTACTS

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The DESCRIPTION



The property provides x 3 mid terraced HMOs which are vacant and require refurbishment throughout.

The properties have three separate addresses being 89 A, B, C, and each one has a separate entrance. Each property is arranged over two storeys and has five bedrooms and shared kitchen/bathroom facilities.

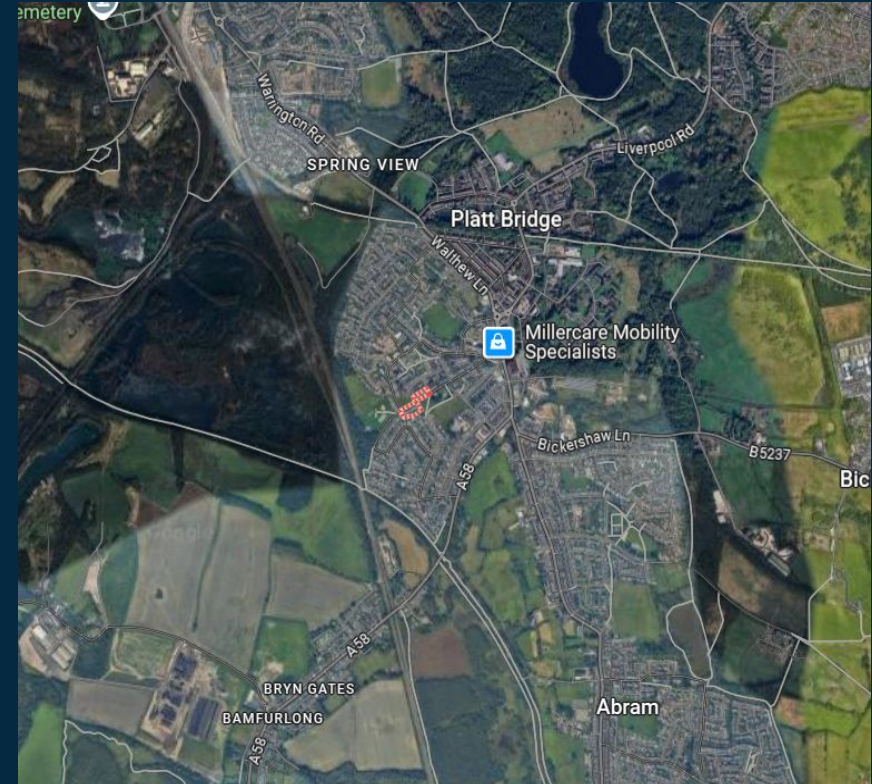
Externally, there is parking to the rear and a garden to the front.

The LOCATION

The property is located in Platt Bridge, a suburb of Wigan which is around 2 miles to the south of Wigan Town Centre.

It is positioned in a residential area on a street mainly lined with terraced dwellings but with local amenities in close proximity. Platt Bridge Football Club is half a mile away and Hindley Railway Station is the closest to the subject which is around 2.5 miles to the north.

The property is easily accessible by car with Victoria Road being accessed by Warrington Road, which is the main A road leading from Wigan town centre to the north to Golborne to the south where the M6 and the A580 can be accessed.



The ACCOMMODATION

We summarise the accommodation below:

| Area | Description | Sq.m | Sq.ft. |
|------------------|--|------------|--------------|
| Ground floor 89A | Living room, two bedrooms, WC, kitchen | 56 | 603 |
| First floor 89A | Three bedrooms, two shower rooms | 49 | 527 |
| Total 89A | | 105 | 1,130 |

| Area | Description | Sq.m | Sq.ft. |
|------------------|---|------------|--------------|
| Ground floor 89B | Entrance lobby, WC, lounge, dining room, two bedrooms , kitchen | 60 | 646 |
| First floor 89B | Three bedrooms, shower room, bathroom, store room | 54 | 581 |
| Total 89B | | 114 | 1,227 |

The ACCOMMODATION (Cont.)

| Area | Description | Sq.m | Sq.ft. |
|------------------|--|------------|--------------|
| Ground floor 89C | Living room, kitchen, two bedrooms, shower room | 74 | 796 |
| First floor 89C | Three bedrooms, shower room, laundry room, landing | 72 | 775 |
| Total 89C | | 146 | 1,571 |

TENURE INFORMATION

Freehold under title number MAN214328.

EPC

The property has individual EPC ratings (89 A, B, C) each with a rating of C, valid until July 2034.

COUNCIL TAX

89 A, B, C Victoria Road

Charge for 25/26 is £1,353.43 per property.

PRICE

Asking price is £350,000 for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

AMY SELFE

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Photographs

