



Breakey & Co



- Three bedrooms
- NO CHAIN
- Ideal investment opportunity
- End terrace
- Close to local amenities
- Utility room
- Low maintenance yard
- Viewings essential
- EPC-D

**70 Victoria Road
Platt Bridge**

Offers in Excess of £85,000

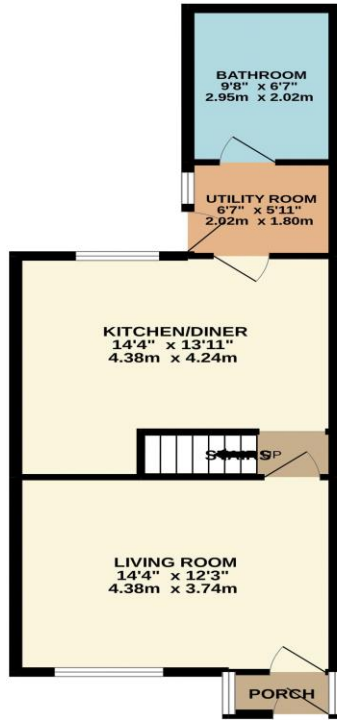


DESCRIPTION

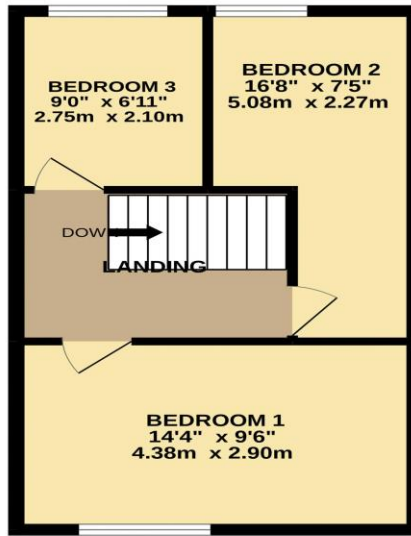
New to the market with the benefit of NO CHAIN is this three-bedroom end-terrace located in the Platt Bridge area of Wigan. Victoria Road presents an ideal opportunity for investors looking to add to their rental portfolio. Locally the accommodation rests with handy access to schools, amenities and transport networks. Arranged across two floors, accommodation highlights include; the entrance porch, lounge, kitchen/ diner, utility room and the bathroom. To the first floor the landing area gives access to three bedrooms. Externally you will find a low maintenance yard to the rear and street parking is available to the front elevation. Early viewings are highly recommended to avoid disappointment. NO CHAIN.



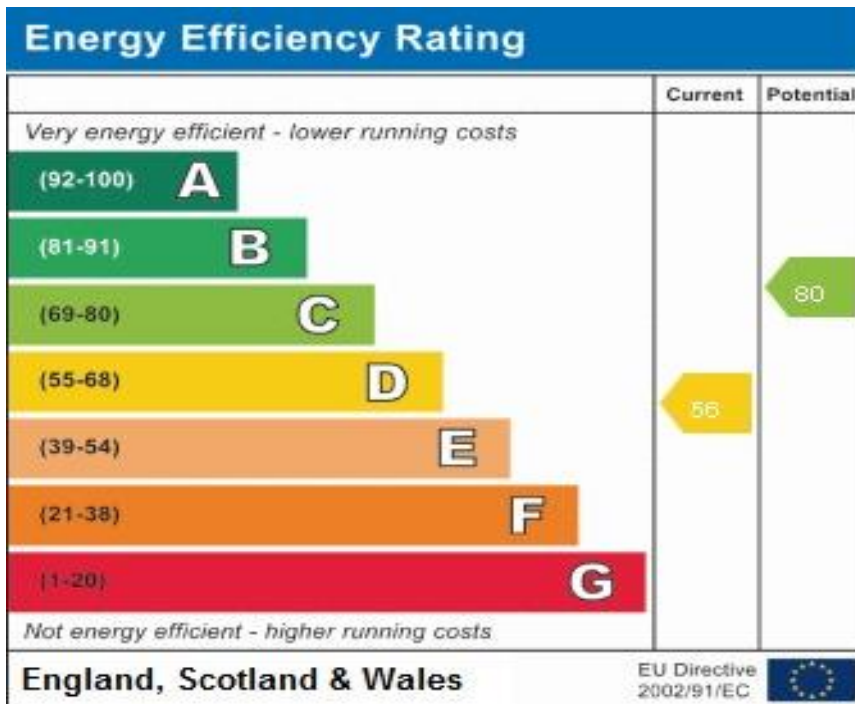
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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