



PROPERTY PORTFOLIO

4 X RESIDENTIAL PROPERTIES

WIGAN



Dicconson St, Wigan, WN1 2AT



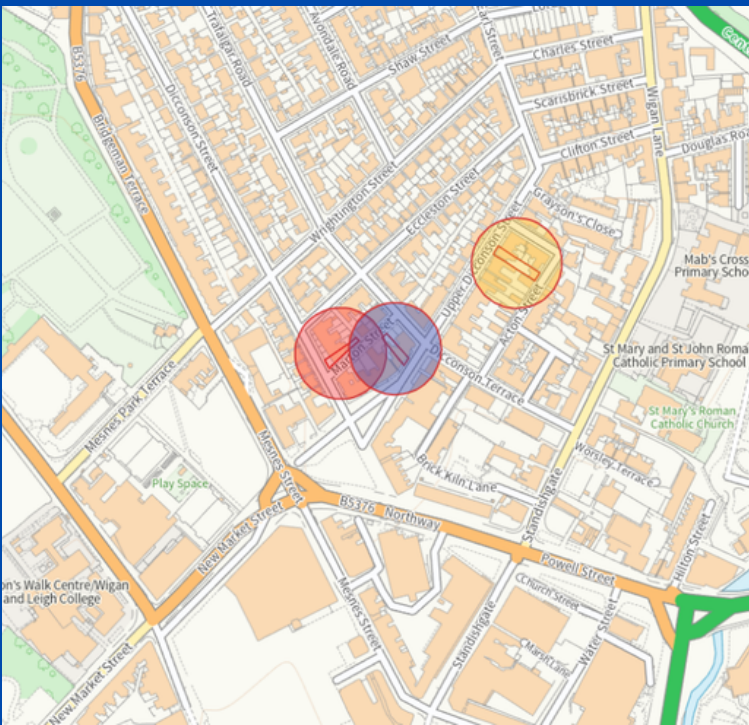
Upper Dicconson St, Wigan WN1 2AD



Upper Dicconson St, Wigan, WN1 2AG

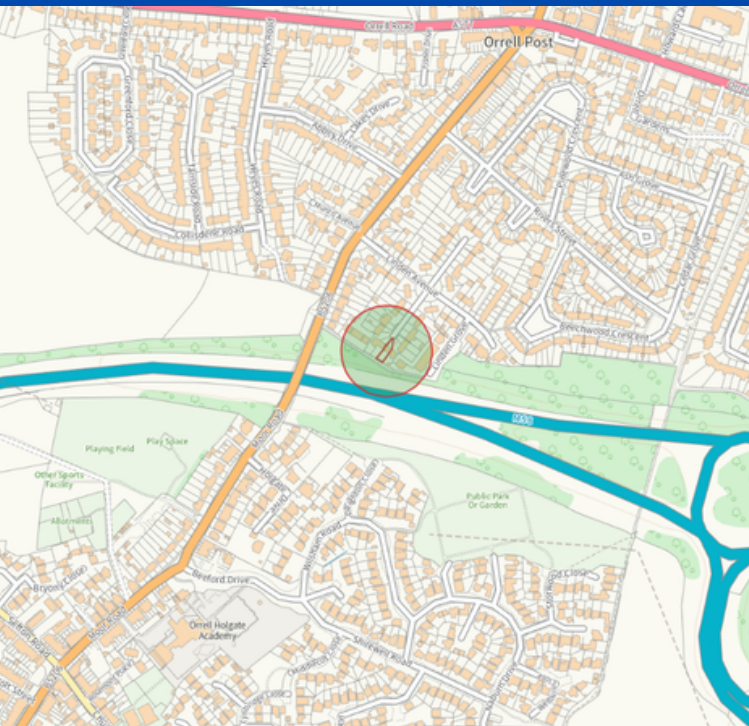


Linden Ave, Orrell, Wigan, WN5 8RY



PORTFOLIO OF 4 X TENANTED RESIDENTIAL PROPERTIES WIGAN

3 x PROPERTIES WITHIN WN1
1X PROPERTY WITHIN WN5



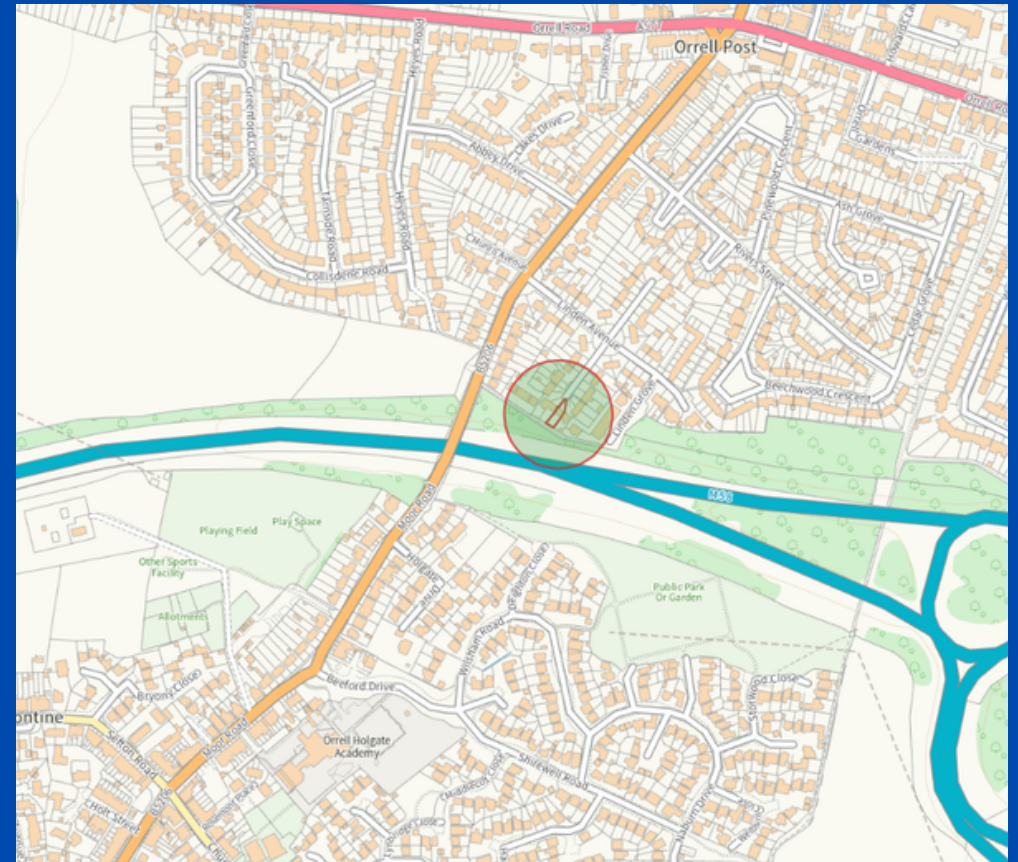
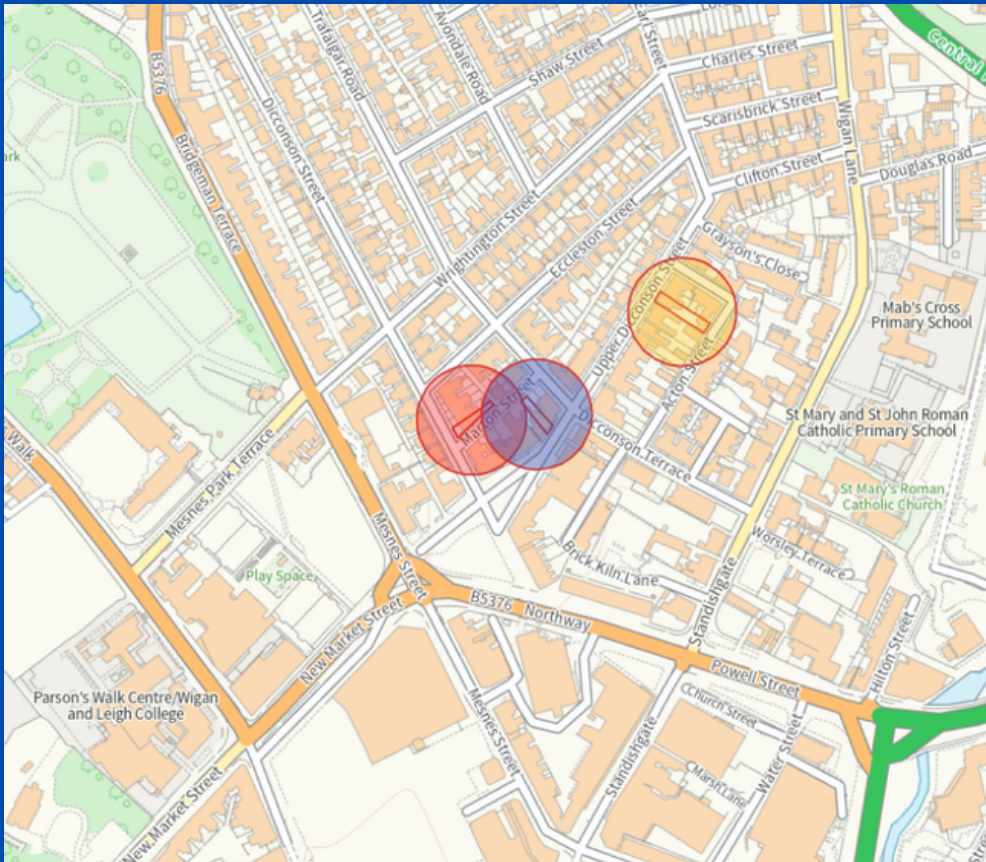
INVESTMENT OPPORTUNITY

- 4 X SITES
- 6 X FLAT
- 1 X HOUSE
- RANGE FROM £200,000 - £275,000
- AVAILABLE SUBJECT TO EXISTING TENANCY
- ANNUAL RENT RANGE FROM £5,160 - £9,000
- ANNUAL RENT FOR PORTFOLIO £41,520

LOCATION

The portfolio comprises four separate locations all with local amenities and excellent transport links. A list of the the 4 x postcodes is below

- WN5 8RY
- WN1 2AT
- WN1 2AD
- WN1 2AG



Upper Dicconson St, Wigan, WN1 2AG



Description

THE PROPERTY CONSISTS OF 2 X WELL MAINTAINED MODERN FLATS FULLY EQUIPPED WITH CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

FLAT 1 CONSISTS OF 2 BEDROOMS AND 1 BATHROOM, ALONG WITH A 2 BAY GARAGE WITH STORAGE SPACE ABOVE.

FLAT 2 CONSISTS OF 2 BEDROOMS AND 1 BATHROOM WITH A SEPERATE W/C.

Upper Dicconson St, Wigan WN1 2AD



Description

THE PROPERTY CONSISTS OF 2 X WELL MAINTAINED MODERN FLATS, FULLY EQUIPPED WITH CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

FLAT 1 CONSISTS OF 2 BEDROOMS AND 2 BATHROOMS.

FLAT 2 CONSISTS OF 2 BEDROOM AND 1 BATHROOM.

Dicconson St, Wigan, WN1 2AT



Description

THE PROPERTY CONSISTS OF 2 X WELL MAINTAINED MODERN FLATS, EQUIPPED WITH CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

FLAT 1 CONSISTS OF 2 BEDROOMS AND 1 BATHROOM.

FLAT 2 CONSISTS OF 2 BEDROOMS AND 1 BATHROOM.

Linden Ave, Orrell, Wigan, WN5 8RY



Description

THE PROPERTY CONSISTS OF 3 BEDROOMS AND 1 BATHROOM IN A WELL MAINTAINED MODERN CONDITION, FULLY EQUIPPED WITH CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

Services

The Property we understand benefits from mains water, electricity and drainage. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

- WN1 2AG - C
- WN1 2AD - C
- WN1 2AT - C

Flood Risk Zone

The Property in its entirety is outside of the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Local Authority

Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 9SD. Web: www.wigan.gov.uk.

Easements, Wayleaves, Public & Private Rights of Way

The property is let subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The properties are owned freehold subject to the following arrangements;

- Flat 1 WN1 2AG; Periodic AST at £450pcm.
- Flat 2 WN1 2AG; Periodic AST at £500pcm.
- Flat 1 WN1 2AD; Periodic AST at £450pcm.
- Flat 2 WN1 2AD; Periodic AST at £450pcm.
- Flat 1 WN1 2AT; Periodic AST at £430pcm.
- Flat 2 WN1 2AT; Periodic AST at £430pcm.
- WN5 8RY; Periodic AST at £750pcm.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at info@fazakerleysharpe.co.uk

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. Any electrical or any other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as to the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether written or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.



*Property, rooted in our heritage.
Established 1931*

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