



Not to scale. For identification purposes only

- **Residential investment producing £6,000 per annum. Double glazing. Central heating. Gardens. Driveway.**

Description A 2 bedroomed mid-town house property currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum. The property is in good condition throughout and benefits from double glazing, central heating, front and rear gardens and driveway.

Situated Off Morano Drive which in turn is off Websters Street within close proximity to local amenities and schooling approximately 3 miles from Wigan Town Centre.

Ground Floor Living room, Kitchen, W.C.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Front and rear gardens, Driveway.