



17 Gordon Street, Ince

Wigan

Offers in Region of **£55,000**

Gordon Street, Wigan WN1 3DF

Rutter Green are delighted to bring to the market for sale, this unique one bedroom bungalow with no onward chain.

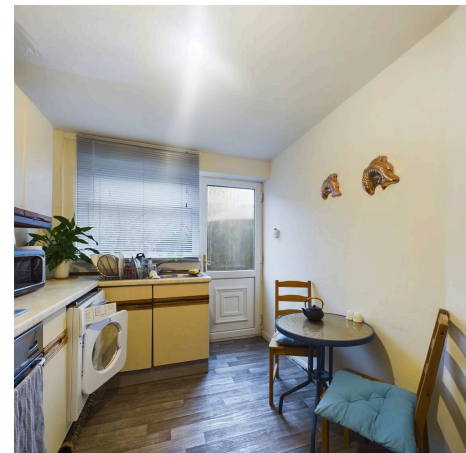
Council Tax band: A

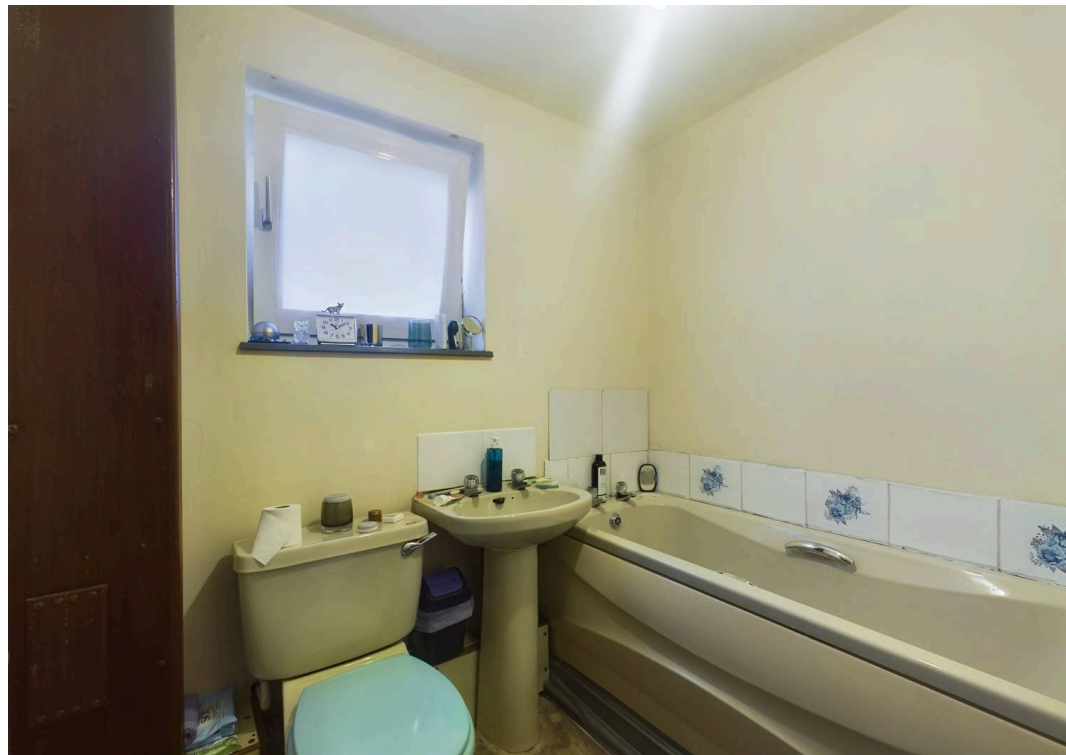
Tenure: Leasehold

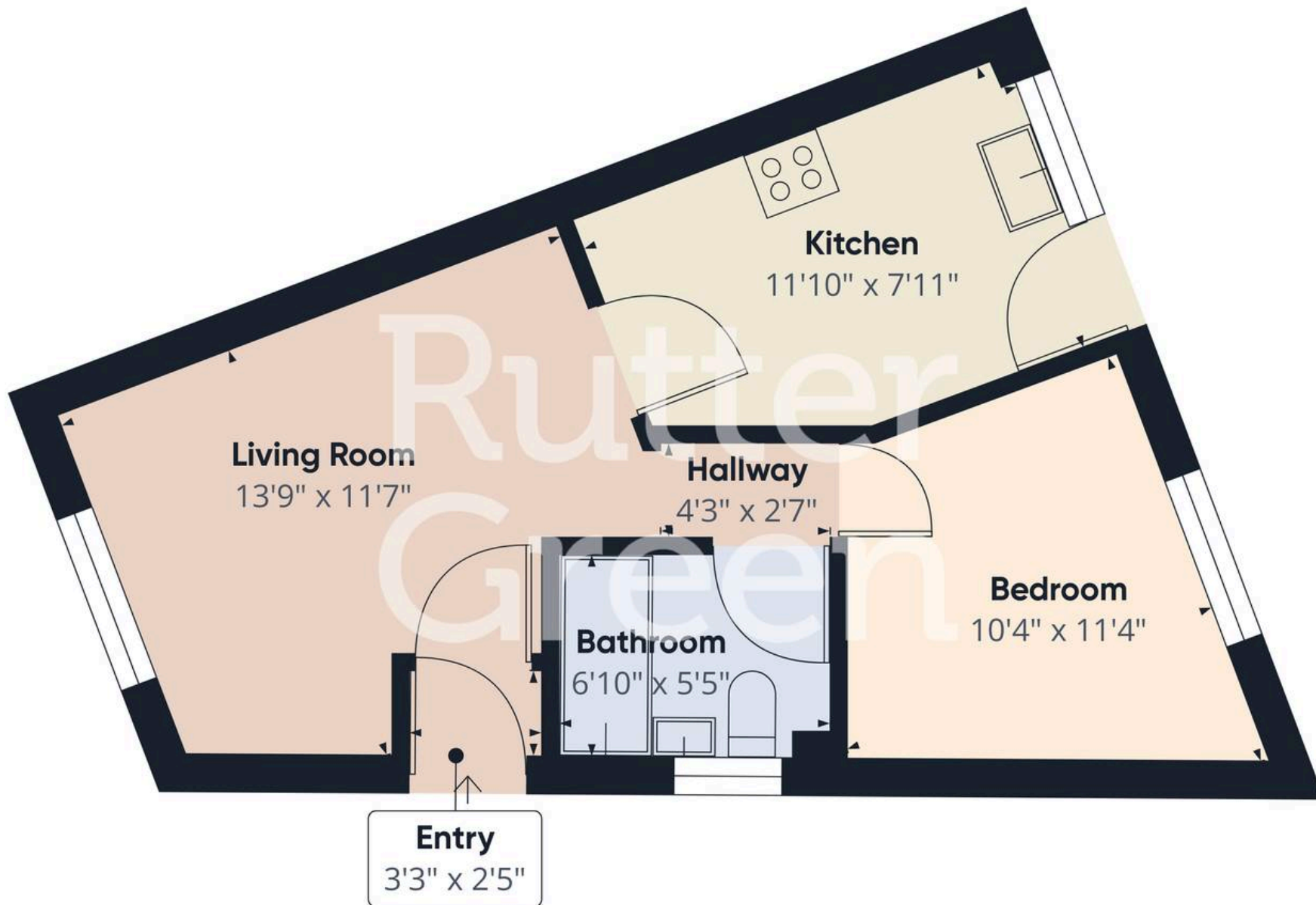
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One Bedroom Bungalow For Sale
- Investment Opportunity
- Long Term Tenant in Situ
- Walking Distance To Wigan Town Centre
- Spacious Kitchen
- Three Piece Bathroom Suite
- No Onward Chain
- Viewings Highly Recommended
- Email hello@ruttergreen.co.uk
- Private Rear Garden







Approximate total area⁽¹⁾
372.32 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Rutter Green

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.