



**Devon Close  
Wigan  
Lancashire  
WN5 9LL**

**Offers In Excess Of £129,000**

**bettermove**

# Devon Close

## Wigan

Bettermove are proud to present this 2 bedroom semi-detached house in Wigan available for IMMEDIATE INVESTMENT with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

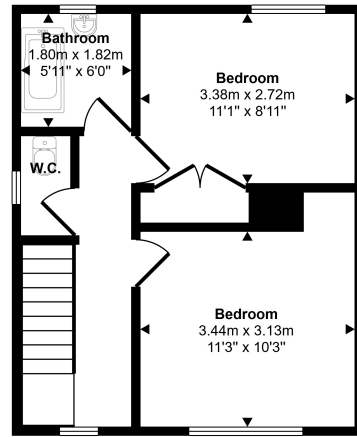
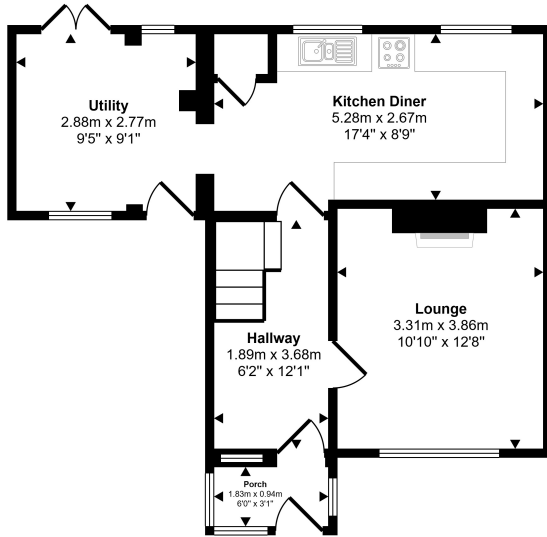
The property benefits from double glazing, gas central heating throughout and has on street parking available. The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room and kitchen diner on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Wigan, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M6, Pemberton Rail Station and Local Bus Routes.



Approx Gross Internal Area  
82 sq m / 887 sq ft



First Floor  
Approx 36 sq m / 384 sq ft

Ground Floor  
Approx 47 sq m / 503 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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