



15 and 15a Kingsdown Road

Abram, Wigan, WN2 5RN

£185,000



An excellent investment opportunity situated in the sought-after village of Abram, Wigan, this substantial converted property has been thoughtfully arranged into two self-contained flats and offers deceptively spacious accommodation throughout.

The ground floor comprises a spacious one-bedroom studio apartment, providing open-plan living accommodation alongside a separate bedroom area and bathroom facilities. To the upper floors is a well-proportioned two-bedroom maisonette, offering versatile living space with generous room sizes and plenty of natural light.

Offering immediate appeal to investors, the property benefits from two separate residential units, creating the potential for dual rental income. Conveniently located within easy reach of local amenities, schools, transport links and motorway networks, Abram remains a popular residential area with strong tenant demand.

This unique property presents an excellent opportunity for both seasoned and first-time investors alike. Early viewing is highly recommended to fully appreciate the size, flexibility and investment potential on offer.



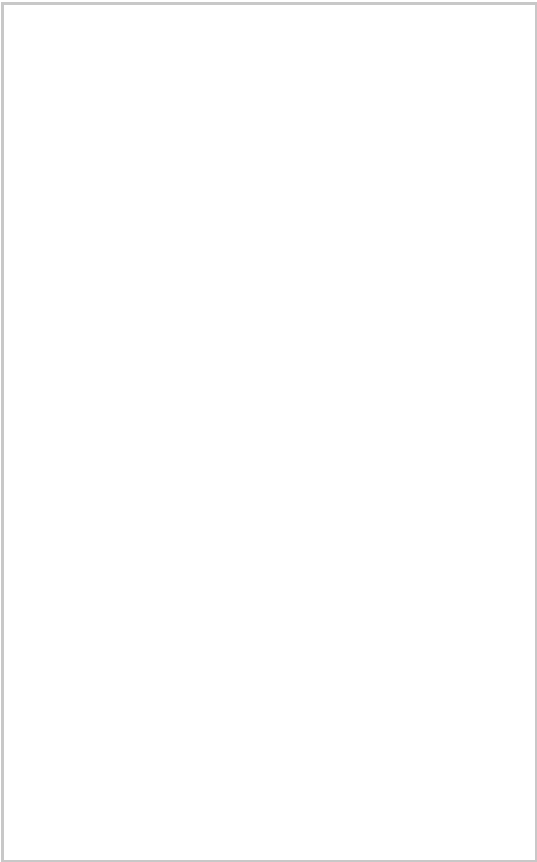
Ground Floor Studio
46 square metres

First Floor Maisonette
48 square metres

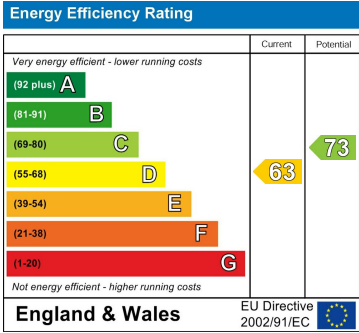
Area Map



Floor Plans



Energy Efficiency Graph



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