



Great Acre, Whelley, Wigan WN1 3NR
£225,000



64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

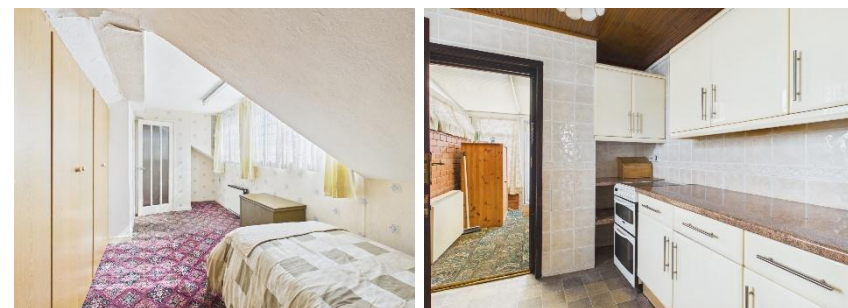
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01942 367915

Great Acre, Whelley, Wigan WN1 3NR

- Detached Bungalow For Sale
- Fantastic Renovation Opportunity
- Ground Floor Bathroom And First Floor WC
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Detached Garage And Extensive Large Driveway
- Highly Sought After Location
- Walking Distance To Wigan Town Centre And Local Amenities
- No Onward Chain

Rutter Green Estate Agency is delighted to present **Great Acre, Wigan** an exceptional renovation opportunity situated in the highly popular residential area of Whelley, Wigan. Offered to the market as a complete blank canvas, this property represents a fantastic investment for developers, investors, or ambitious buyers looking to create a bespoke family home. A standout feature of the plot is the exceptionally large driveway running alongside the property, offering extensive off-road parking alongside tremendous scope for a substantial extension, subject to the necessary planning permissions. The internal layout provides a solid foundation ready for full reconfiguration and upgrading. The current arrangement features a spacious main living area, separate kitchen/dining space, bedroom accommodation, and a central bathroom—all waiting to be transformed into a stylish, modern interior tailored to your exact taste and specification. The true potential of the property lies in its impressive plot. To the side, the property boasts an unusually broad and deep driveway, offering endless possibilities—whether you choose to preserve the vast parking space or expand the footprint of the home with a multi-story side extension. To the rear sits a private garden area ready to be landscaped into an inviting outdoor living space.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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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.