



Ian Anthony
The Estate Agents

The Saddlery, Ash Brow, Newburgh, Wigan, WN8 7NF

Offers In Region Of £199,000

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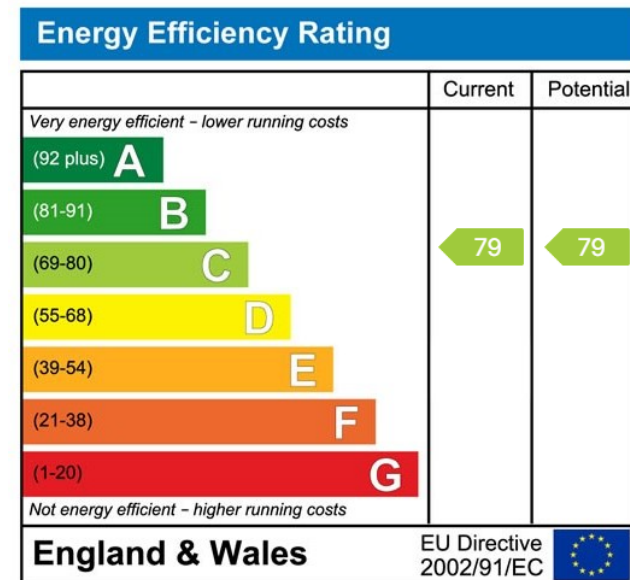
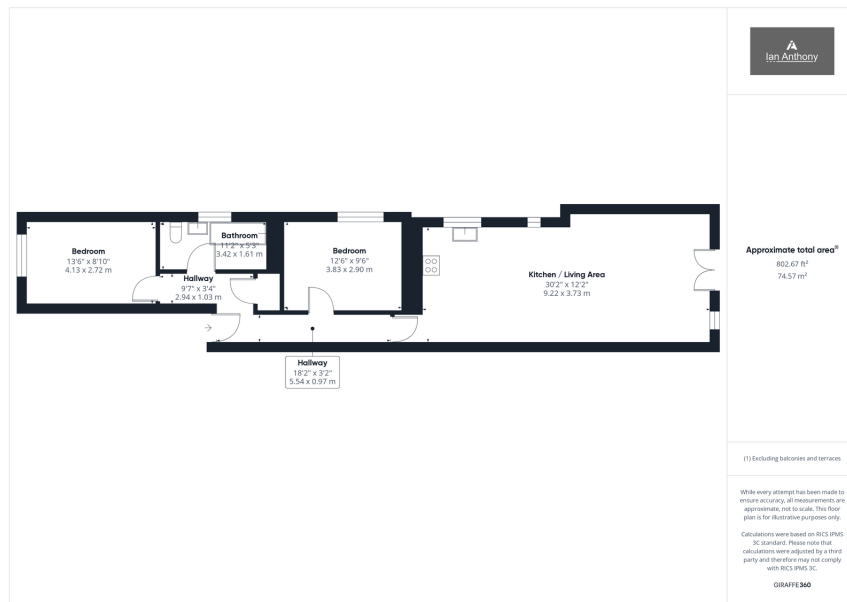


- NO UPWARD CHAIN
- FIRST FLOOR APARTMENT
- OPEN KITCHEN/DINER/LIVING AREA
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- OUTDOOR COURTYARD AREA
- OFF ROAD PARKING FOR TWO VEHICLES
- COMMUNAL GARDEN



NO UPWARD CHAIN

This well-presented first-floor apartment is part of a purpose-built block of just four two-bedroom residences, situated within the sought-after Derby House complex. Offering a combination of modern convenience and a welcoming village setting, this home is ideal for professionals, small families, or those looking to downsize.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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