



## 17 Woodlands Hall, Bradshaw Street

Whelley, Wigan, WN1 3US

**Offers Over £86,000**



It is with great pleasure that we can offer For Sale this well maintained two bedroom first floor apartment in a popular residential location close to local schools, amenities, and transport links as well as being a short walk to the town centre and all the amenities this provides access to. In brief the accommodation comprises of a welcoming entrance / hallway which leads to a spacious open plan lounge which leads to dining area and a modern fully fitted kitchen with built in appliances. The hallway also provides access to two double bedrooms with the master bedroom benefitting from an ensuite shower room and there is a family bathroom with three piece suite in white. The property is warmed by electric heating and boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the rear of the apartment block is a private enclosed car park, in which each apartment is allocated with one parking space and there are well maintained gardens / landscaping. The property is ideally suited to professional, couple or small family and will appeal to the first time buyer or investor market. Early internal viewing is highly recommended to appreciate in full. No Upward Chain.



## FIRST FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

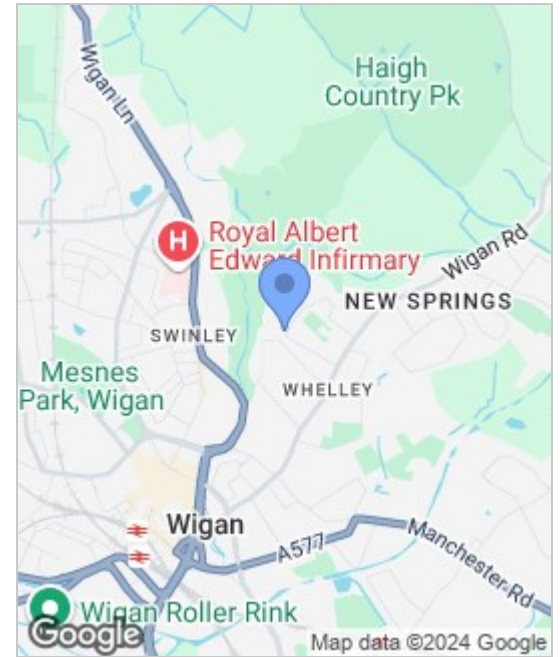
Master Bedroom

Ensuite

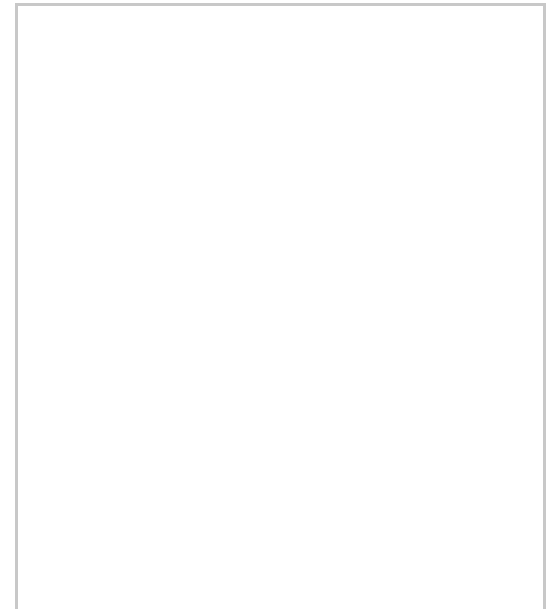
Bedroom 2

Bathroom

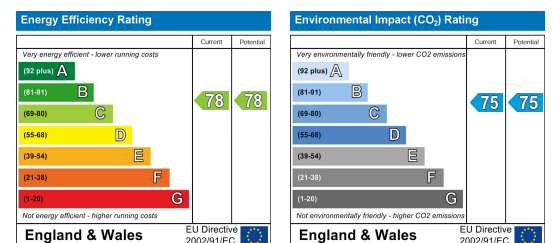
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the 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 relation to the property.

