



## 12 Mabs Cross Court, 134 - 136 Standishgate

Swinley, Wigan, WN1 1ZL

**£800 PCM**



We are delighted to offer you this spacious 2 Bedroom second (top) floor apartment in Wigan town centre and also close to local amenities and within walking distance of the Town Centre offering excellent transport links to surrounding areas. The accommodation briefly comprises of an entrance / hallway with an open plan lounge / kitchen / diner, two bedrooms - master with en suite shower room and separate bathroom with 3 piece shower suites. They also benefit from an intercom entry system and secure gated and allocated parking. Double Glazing, Gas Central Heating and Neutral Decor. The apartment is carpeted throughout. Internal viewing is highly recommended. No Smoking.



## SECOND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

Master Bedroom

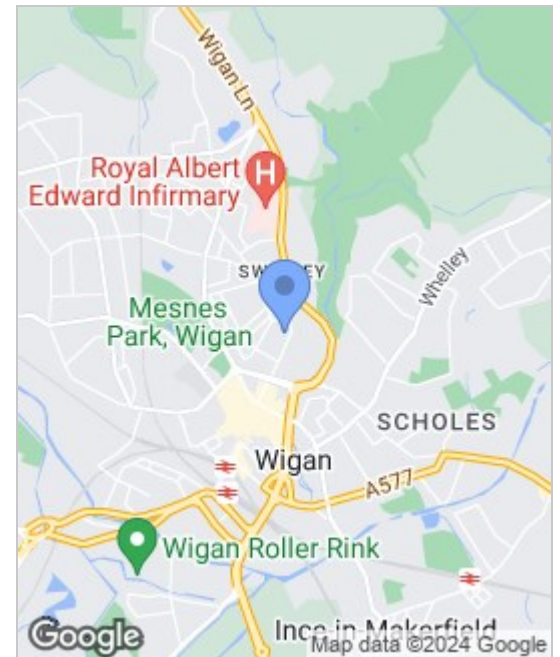
Master Ensuite

Bedroom 2

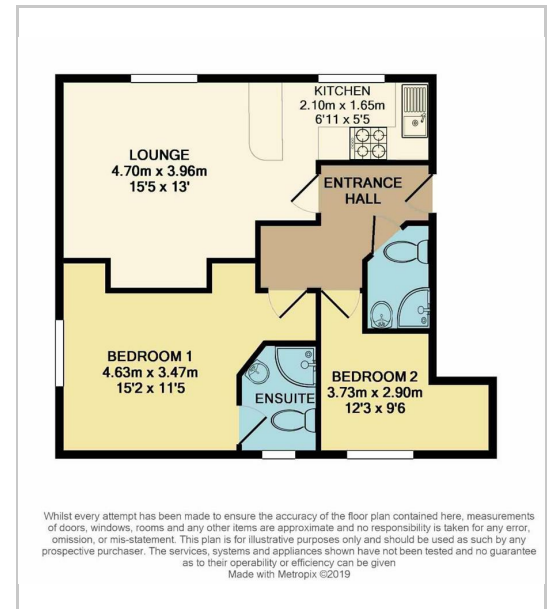
Bathroom

EXTERNAL

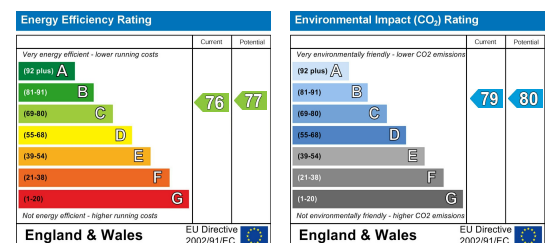
## Area Map



## 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.



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