

# MORGAN H LEWIS



Asking Price £110,000

**Mabs Cross House, Graysons Close, Wigan WN1 2AN**

\*First Floor Apartment

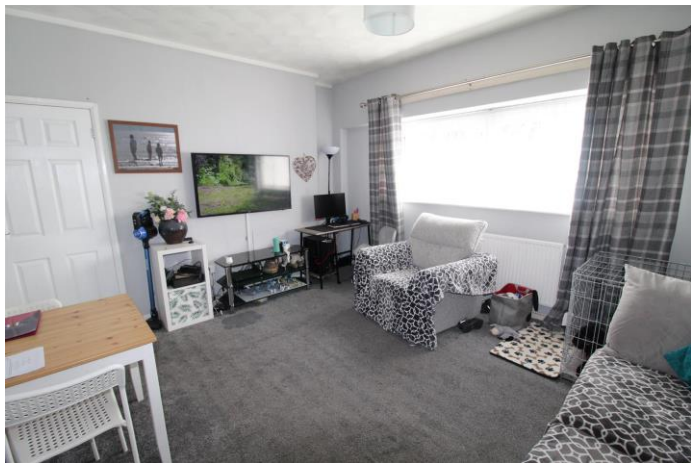
\*Walking Distance of Town Centre, Stations and Hospital.

\*Fully Refurbished Development

\*New Double Glazing

\*Two Double Bedrooms

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A purpose built first floor apartment forming part of a recently refurbished development close to Standishgate and a short walk to the Town Centre, the Railway Stations and the Hospital.

Improvement works have included new double glazing, improved common areas and staircases and secure entrance doors. The apartment would be perfect for both the rental investor and the first time buyer, the accommodation briefly comprises, to the ground floor: secure entrance hall with stairs to first floor, entrance hall, generous lounge, fitted kitchen, two double bedrooms and a fully fitted bathroom.

To the outside there are communal gardens and car parking space. Viewings are recommended to appreciate both the location and the space and quality of the accommodation offered in this apartment.

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