

MORGAN H LEWIS



Asking Price £69,950

Wharfside, Wigan WN3 4AT

- *Perfect rental investment
- *Modern apartment in Wigan Town Centre
- *Desirable canal side development close Wigan Pier
- *Walking distance to shops and stations
- *Generous open plan lounge/kitchen with balcony

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Perfect for the rental investor, this purpose built apartment forms part of a desirable canal side development in the heart of Wigan. Situated close to Wigan Pier the apartment is within walking distance of the Town Centre for shopping and trains to Liverpool and Manchester.

The apartment is situated on the second floor with lift and stair access and offers well presented accommodation with a lovely open plan feel. There is double glazing and electric central heating and the accommodation briefly comprises, entrance hall with storage cupboard, open plan lounge and kitchen with balcony to front overlooking the car park, the kitchen is fitted with modern wall and base units, contrasting worktops, and integrated oven and hob. There are two good sized bedrooms and a fully fitted bathroom.

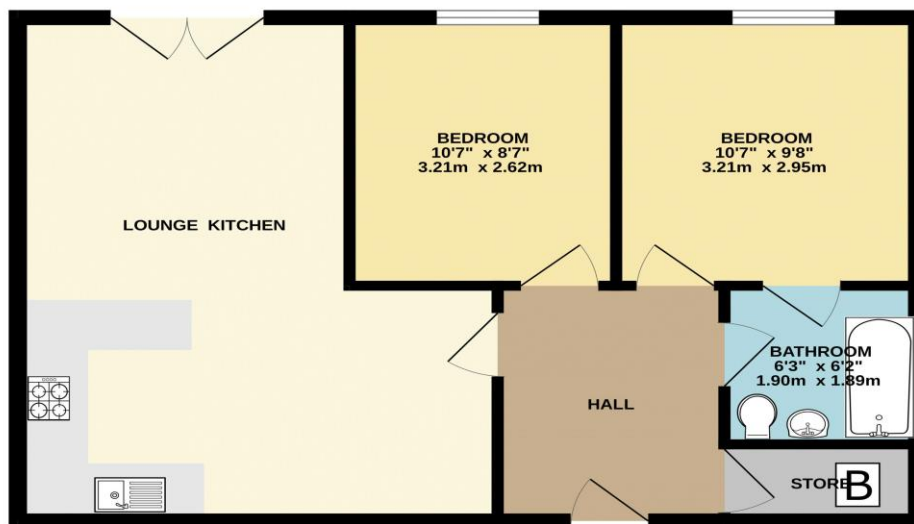
To the outside there are maintained gardens and a large communal car park.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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