

MORGAN H LEWIS



Asking Price £145,000

Chelmsford Mews, Wigan WN1 2PZ

- *Spacious two bedroom apartment
- *Ground floor
- *Lounge with patio doors onto garden
- *Bedroom one with built in wardrobes
- *Garage

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Welcomed to the market is this spacious two bed ground floor apartment, which simply must be viewed to be appreciated. Offering an on-site garage, which is a rare find for a property of this type, but a most welcome bonus.

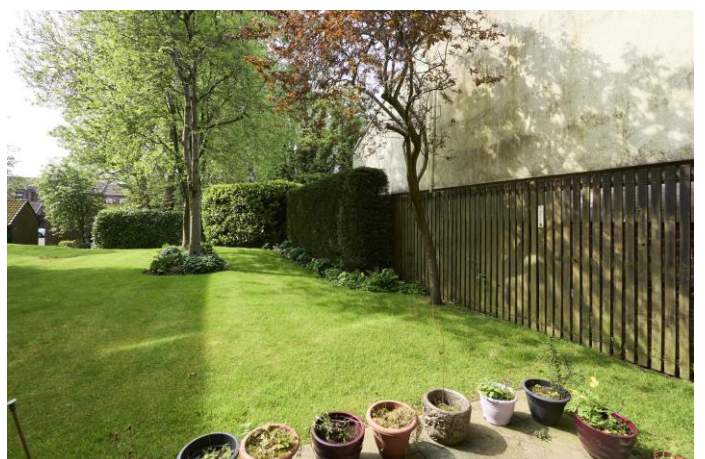
This property presents itself as a fine prospect, available with the benefit of no onward chain, and located in a lovely, tucked away setting, just off Mesnes Road in the highly regarded locality of Swinley. Within walking distance of Wigan Town Centre, Bus and Rail links as well as the trendy bars and café's of Swinley.

The secure development is approached via electronically operated gates and nestled amongst mature woodland and beautifully landscaped communal gardens, making for a most delightful setting, entering via the communal entrance hallway with security entry system and lift.

As you enter the property you will find the spacious hallway leading to all rooms. As you proceed down the hallway you will find the sizeable lounge, which is bathed in natural light via the patio doors which provide access to the garden, which will be most welcome in the warm summer months. The kitchen is also pleasingly spacious and fitted with a comprehensive range of wall and base units with contrasting work surfaces. Bedroom one benefits from built-in wardrobes, and the bathroom, which is fitted with a three piece suite comprising of WC, vanity wash hand basin and walk in shower.

Other highlights include gas central heating, ample parking facilities, in addition to the garage, which provides secure parking and/or storage facilities. An internal inspection is highly recommended.

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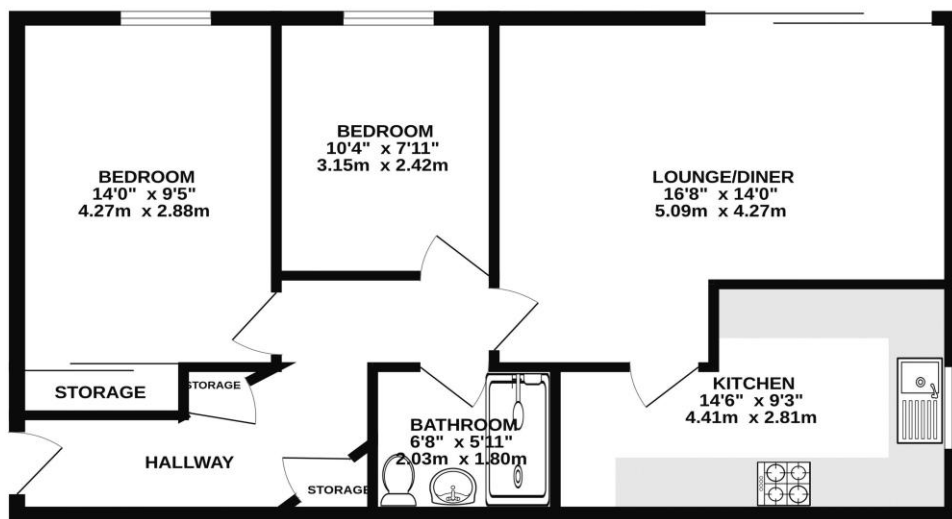


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GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

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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