

MORGAN H LEWIS



Asking Price £70,000

Linney Square, Wigan WNI 3LN

- *Excellent Investment Or First Time Buy
- *Two Bedrooms
- *First Floor Flat
- *No Onward Chain
- *Walking Distance to Wigan Centre
- *Excellent Amenities

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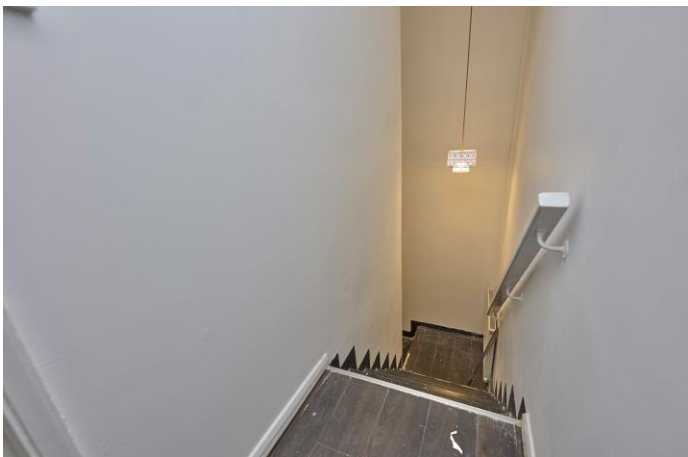
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Offered with no onward chain, this first-floor, two-bedroom apartment presents an ideal opportunity for first-time buyers or investors. Its location provides easy access to Wigan town centre, local shops, schools, and strong transport connections by bus, rail, and motorway.

The accommodation begins with a small entrance vestibule, leading upstairs to the main living spaces. At the heart is a well-proportioned kitchen, fitted with a range of wall and base units, and offering room for a dining table. To the rear, a generous living room enjoys good natural light, creating a versatile space for both relaxation and entertaining. Two bedrooms branch from the hallway—one a comfortable double, the other a practical single—served by a spacious bathroom with three-piece suite, including a bath with shower over.

Well-placed and affordable, this apartment offers a straightforward first step onto the property ladder or a sound addition to a rental portfolio. Early viewing is advised.

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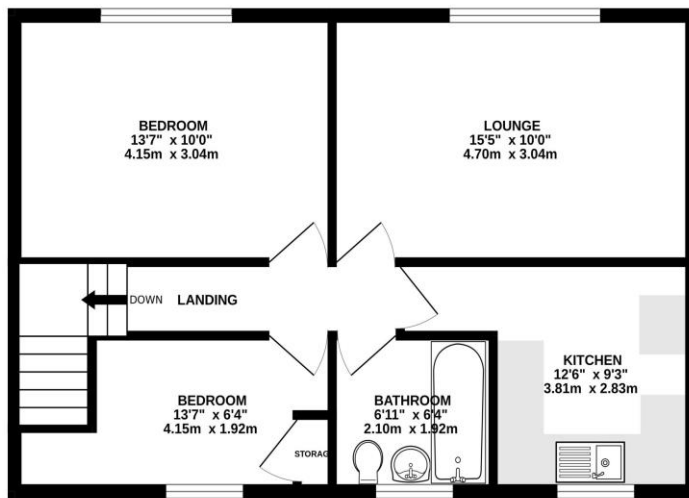
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GROUND FLOOR
28 sq ft. (2.6 sq.m.) approx.

1ST FLOOR
588 sq ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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