

FOR SALE

Flat 6, 142, Wigan Lower Road, Standish Lower Ground, WN6 8JP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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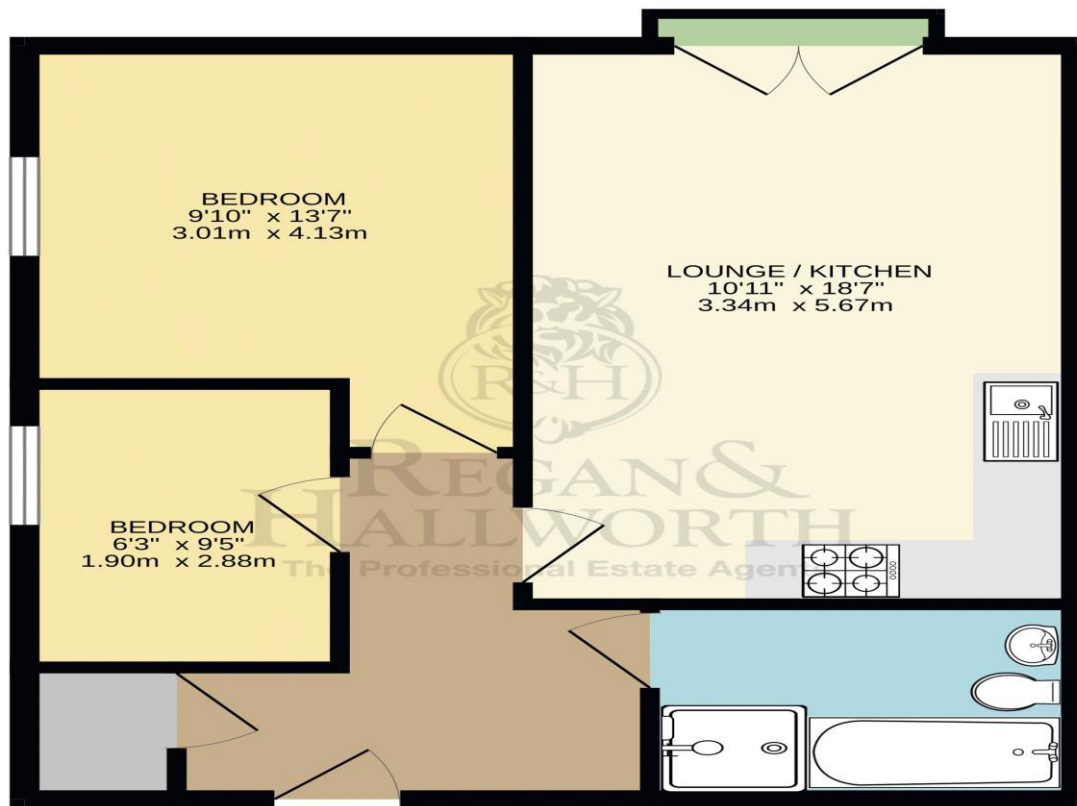
Competitively priced upper floor apartment offered to the market with no chain delay.



- Smart, upper floor apartment
- Ideal investment opportunity
- Pleasant aspect to rear
- Available chain free
- 2 bedrooms / open plan layout
- Modern finish throughout
- Allocated secure parking
- 522 SQFT

Offering excellent value for money for today's busy market and ideal for a wide range of buyers - from any first time buyers looking to get onto the property ladder, to any investors seeking an easy to rent addition to their portfolio - this smart first floor apartment offers light modern interiors & is fully available with the added benefit of no chain delay. The property comprises in brief of; an entrance hallway, spacious open plan lounge / kitchen diner with French Doors & a Juliette Balcony with pleasant views of the communal gardens, two beds and a modern principal bathroom. Externally there are mature, well tended gardens around the property, whilst to the front is secure off road parking on the car park. Locally, the property is conveniently positioned within walking distance the pretty village of Crooke, various walks & canal-side trails, Wigan Town Centre is a short drive away as is the village of Shevington. Book now to avoid disappointment. No chain delay. Ground Rent £150 pa and service charge is £70 per month.

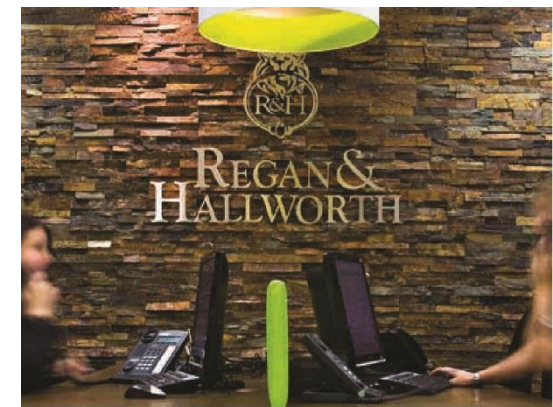




TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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