

3, Mabs Cross Court, Wigan, WN1 1ZL



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Spacious ground floor apartment fully available with no chain delay.

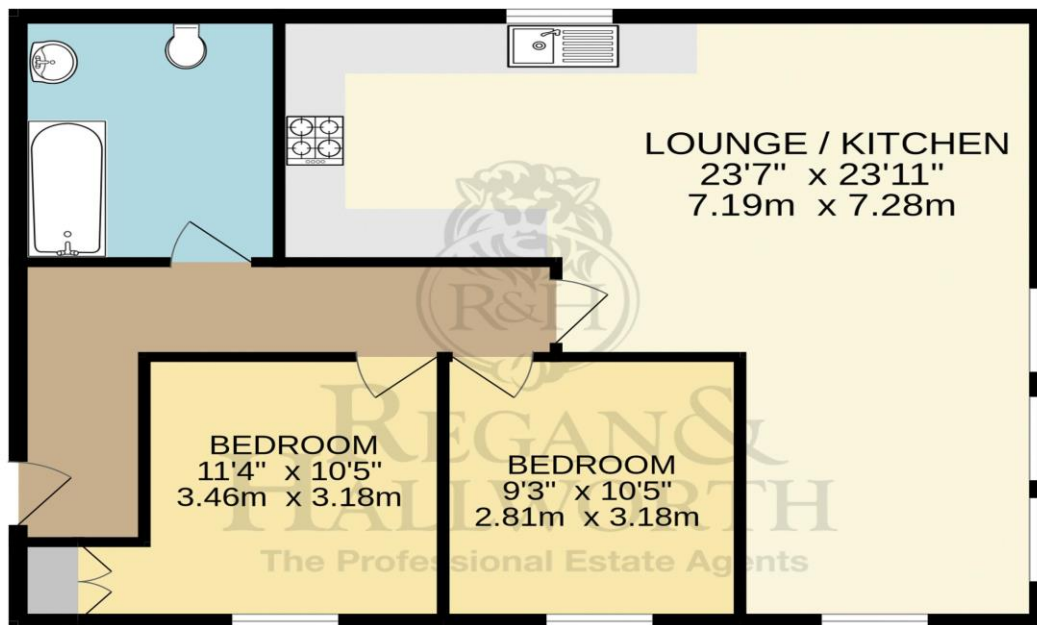


- Superb ground floor apartment
- Quiet, popular development
- Generous amount of floorspace
- Available chain free
- 2 bedrooms / open plan living area
- Ideal starter home / investment
- Close to town centre / amenities
- 757 SQFT

Offering excellent value for money for today's 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, or because of the ground floor design, any retired clients struggling to find a bungalow - this excellent ground floor apartment offers almost 800 square feet of living space, making it larger than other apartments within the development & early inspection is essential. Unique in its design, the apartment only has a neighbouring property above it, so the sense of feeling like a detached residence is unlike other standard apartments. The property in brief provides a hallway, two bedrooms, a modern style bathroom and spacious open plan kitchen diner & living area. The kitchen itself is finished with quality quartz worktops, high gloss units and a range of integrated appliances. Externally there is allocated parking & the apartment benefits from its own private front door. Locally, the property is conveniently positioned within walking distance of Wigan Town Centre, train stations, Wigan Infirmary and Wigan Lane's many amenities and shops, bars and cafes. Book now to avoid disappointment. No chain delay.







TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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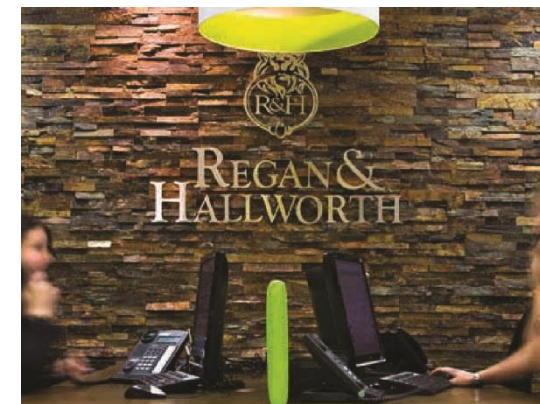
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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