

FOR SALE

40 Trencherfield Mill, Heritage Way, Wigan, WN3 4DU

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

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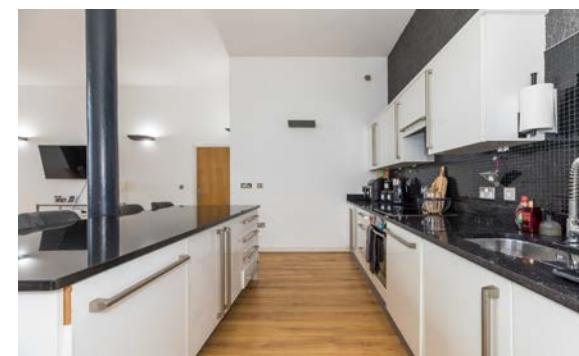
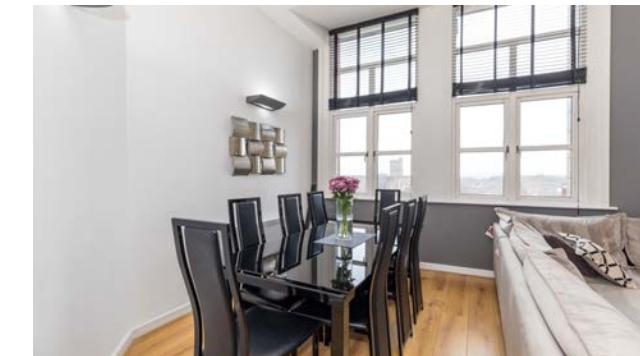
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Penthouse apartment located in the popular Grade 2 listed building that is Trencherfield



- Top floor Penthouse Apartment
- Modern fitted kitchen with appliances
- Family bathroom and en-suite
- Close to town centre and transport links
- Outstanding open plan reception rooms
- Two large double bedrooms
- 24-hour concierge / Off road parking
- 1072 SQ. FT.

This is a fantastic opportunity to purchase a large two bed apartment set within an award winning canal side development. The property is offered for sale with NO ONWARD CHAIN. A stunning and substantial PENTHOUSE apartment located within an iconic converted mill centrally located to Wigan town centre. The apartment has many outstanding features including stylish tall windows with stunning open views, spacious rooms and concierge service. Trencherfield Mill is a Grade II listed building and has an extensive list of unique architectural features which the developer has been careful to retain such as high ceilings and exposed brickwork, complimented with high specification contemporary fittings. What sets this particular property out from the crowd is its size; at an astonishing 1072 square feet, it is bigger than some detached family homes & around 30-35% larger than the other standard apartments in the building. What is key is that the majority of that space is lounge / kitchen / living space. A unique feature of these apartments are that they have a 24-hour concierge making them exceptionally secure and also include dedicated off-road parking, lifts to all apartments and attractive communal areas. Enjoying a fantastic location overlooking the Leeds-Liverpool canal it is an easy walk to Wigan town centre and both train stations and the area is also due to undergo a further redevelopment with plans to provide a whole host of exciting new features including a marina, shops, a concert venue, high-tech offices, a public house and restaurant. Light, bright and inviting the accommodation comprises - entrance hall, real wood oak floors throughout with contemporary fittings, spacious open plan living area, high specification kitchen with granite work surfaces and full range of integrated appliances, two bedrooms, master with en-suite shower room and an immaculate bathroom suite. Located just 400 meters from both Wigan Train Stations - this apartment would be perfect for any city commuters, or possibly retired clients seeking an alternative to a bungalow. The apartment is a unique fusion of Wigan's industrial heritage and the refinements of vibrant 21st century living and should not to be missed...Viewing are highly recommended

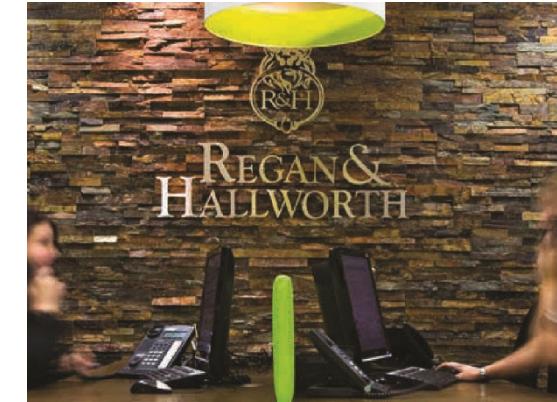




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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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