

FOR SALE

Apt 17, Trencherfield Mill, Heritage Way, Wigan, WN3 4DU



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Exceptional two bed apartment located in gorgeous canal-side mill conversion in Wigan.



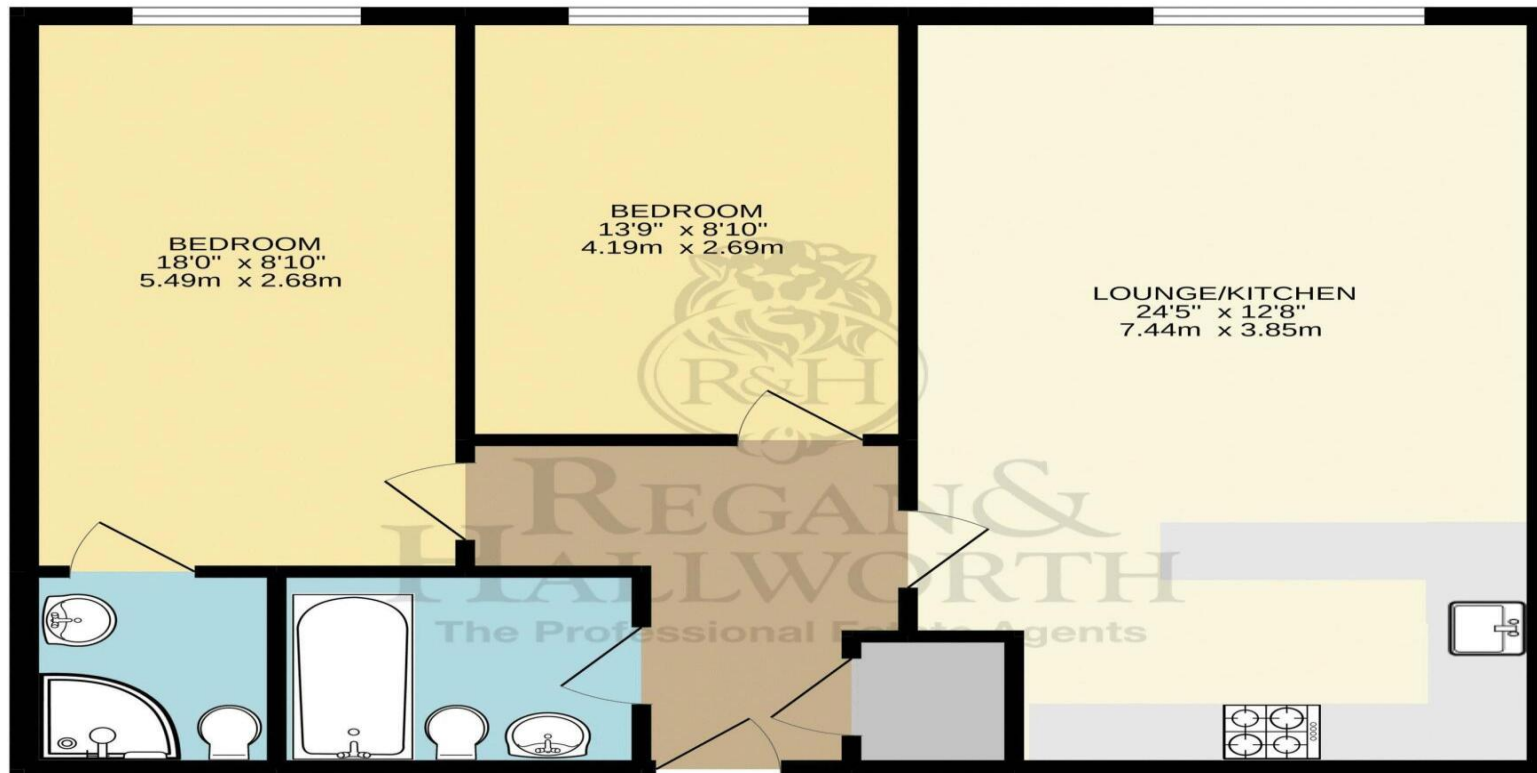
- Stunning apartment in converted mill
- Modern kitchen with Neff appliances
- Large windows overlooking canal
- 24-hour concierge
- Stylish open plan living
- 2 double beds / 2 stylish bathrooms
- Lifts to all floors
- 740 SQ. FT.

Located in a conservation area within a grade II listed building, Trencherfield Mill is an exceptional and award-winning apartment complex situated along the Leeds-Liverpool canal within easy walking distance to Wigan town centre & both train stations. This luxury two bedroom, second floor property would make an ideal first time buyers' home or a great investment opportunity. The apartment itself boasts a contemporary living space packed full of original features including Victorian architecture, exposed brickwork, high ceilings, and large windows with superb sunny westerly aspects over the canal. Upon entering the apartment, the property features a light and airy hallway giving access to a storage cupboard then leads through to a large open plan living space. Here floor to ceiling windows bathe the room with light and warmth and overlook the historic Leeds-Liverpool canal. The open plan design incorporates a great sized lounge, with room to add a dining table, opening through to a modern fitted kitchen with granite worktops boasting a great range of wall, base and drawer units along with integral Neff appliances to include dishwasher, fridge freezer, hob, oven, washing machine and radiator covers. Off the hallway is the first of two good sized double bedrooms, one with wardrobe and then a modern fitted family bathroom with jacuzzi bath. The bright master double bedroom has a contemporary fitted en-suite comprising of wc, sink and corner shower unit. The property also benefits from a part boarded loft, private parking space, 24-hour concierge and a lift. Internal viewing recommended to fully appreciate its deceptive size and overall outstanding central location.





740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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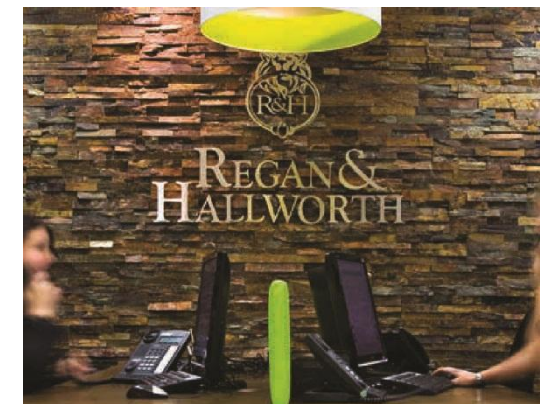
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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