

TO LET

Apt 5, The Manor House, 338 Wigan Lane, Wigan, WN1 2RB

REGAN & HALLWORTH
The Professional Estate & Letting Agents



Apt 5, The Manor House, 338 Wigan Lane, Wigan, WN1 2RB

A superb ground floor apartment, perfect as a bungalow alternative.



- Superb ground floor apartment
- Open plan living / kitchen
- Prestigious Wigan Lane setting
- Available straight away
- 2 bedrooms
- Ideal as bungalow alternative
- Secure gated development
- 691 SQFT

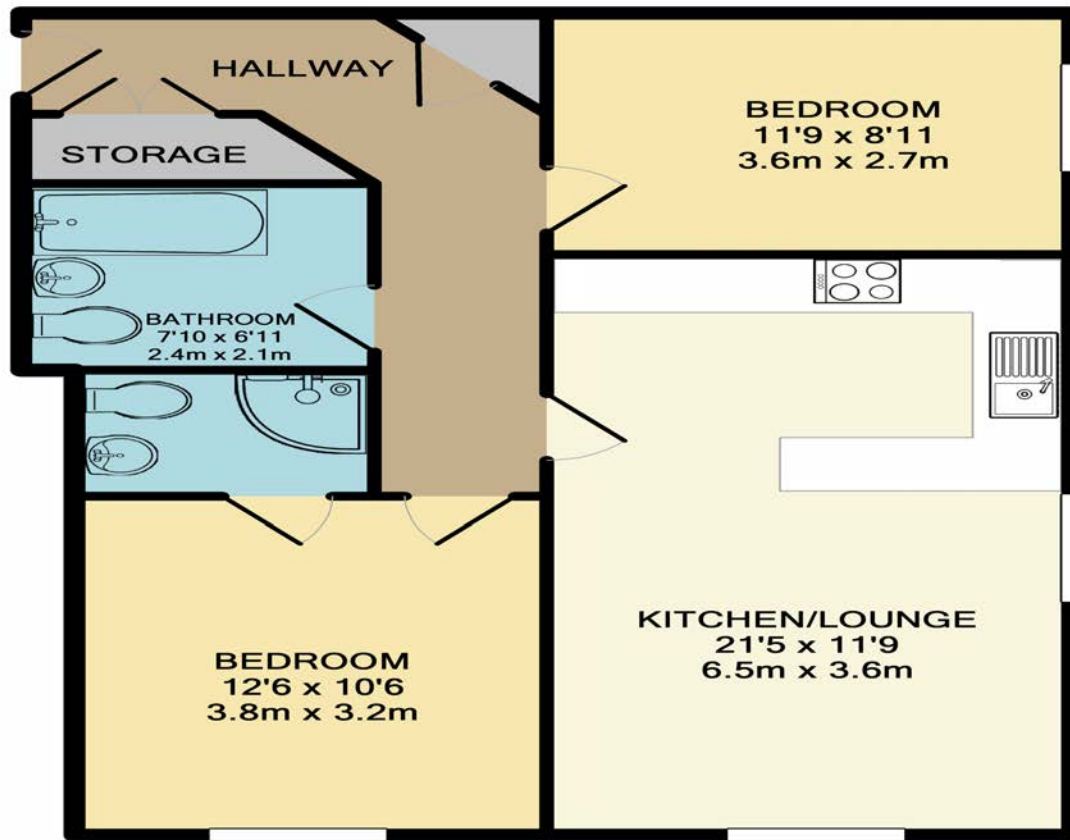
Now available to let is this amazing, modern two bed apartment. This excellent ground floor apartment would be ideal as an alternative to a bungalow & is finished to the highest of standards throughout. Positioned along the highly prized Wigan Lane, this impressively sized living space would appeal to a range of clients; from young professionals looking for a low maintenance & convenient place to live, to any retired clients that have been unable to find a true bungalow.

The design and layout here is very contemporary and open plan, with the spacious lounge / dining kitchen acting as the real hub of the property & the kitchen itself is finished with a range of integrated appliances & breakfast bar.

There are two good sized bedrooms, with an en-suite to the master plus a modern principal bathroom. Externally, there is allocated parking & with electric gates and intercom system providing further security. The quality of fittings and fixtures throughout are all notably high, viewings are essential.





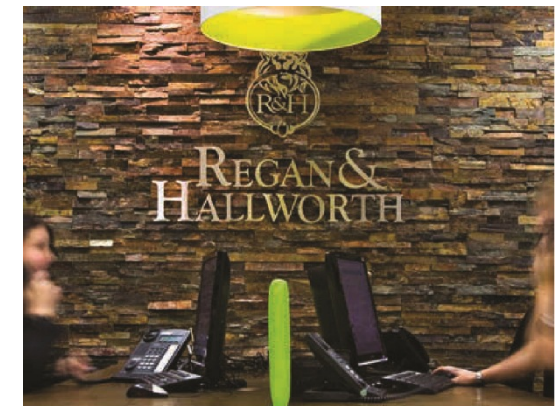


TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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