

TO LET

Apt 12, Trencherfield Way , Heritage Way, Wigan, WN3 4DU

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



Apt 12, Trencherfield Way , Heritage Way, Wigan, WN3 4DU

Excellent two bed upper floor apartment located in a Grade II listed building in Wigan.

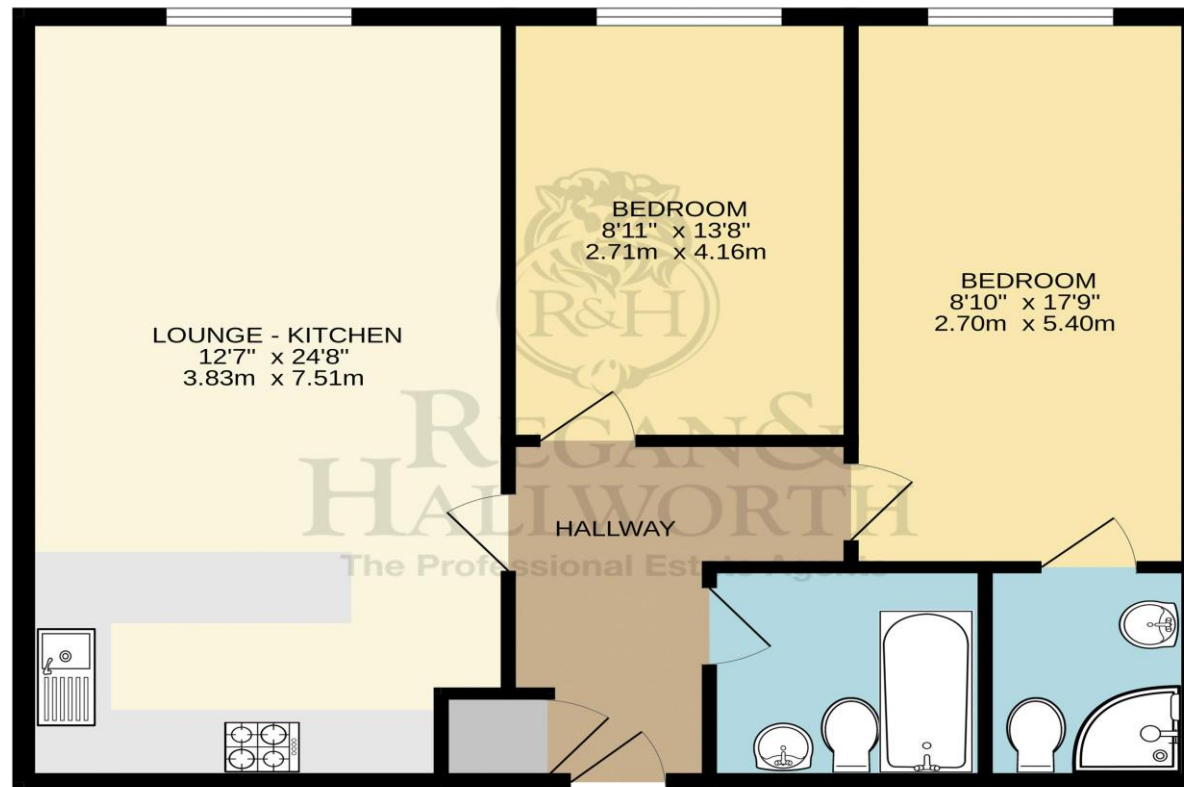


- Modern apartment in Grade II listed building
- Great sized open plan living accommodation
- Modern fitted kitchen with appliances
- Two good sized double bedrooms
- Family bathroom and en-suite
- Allocated off road parking
- Close to town centre and transport links
- 747 SQ.FT.

Now available to LET and situated within the iconic Grade II converted mill, in an award-winning canal-side development sits this upper floor two bed apartment. The apartment has been finished to a high standard throughout making this an excellent turn key property for the first time buyer or an excellent investment opportunity. Trencherfield Mill boasts a fantastic and secure location that enjoys an easy walk into Wigan Town Centre boasting both train and bus stations, superb range of shops, bars and restaurants, schools and colleges, canal side walks and is just a short drive to several major motorway networks. The apartment has many notable selling features that elevate it from standard modern apartments - such as the stunning high ceilings, stylish tall windows and rustic exposed brickwork, complimented effectively by the high specification kitchen and two stunning bathroom suites. The finish is light, bright and immaculately presented, with the accommodation in brief comprising; a large welcoming entrance hallway which leads into the spacious open plan living area & high spec kitchen. The lounge has a feature exposed brick wall & quality flooring and incorporates the kitchen which boasts smart, high gloss units and full range of integrated appliances. There are two excellent sized double bedrooms, with the master benefiting from a modern en-suite shower room, plus there is an immaculate main bathroom suite. This apartment would be perfect for any city commuters given its proximity to the bus and train station. Viewings are essential to fully appreciate the deceptive size, finish and outstanding location.

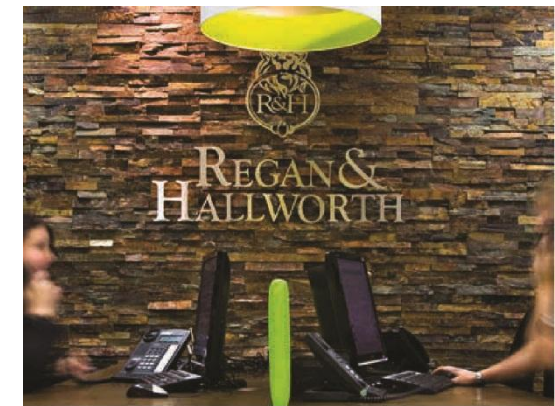


SECOND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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