

85, Spencer Road, Wigan, WN1 2QR





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*Spacious ground floor one bed apartment located close to town centre*



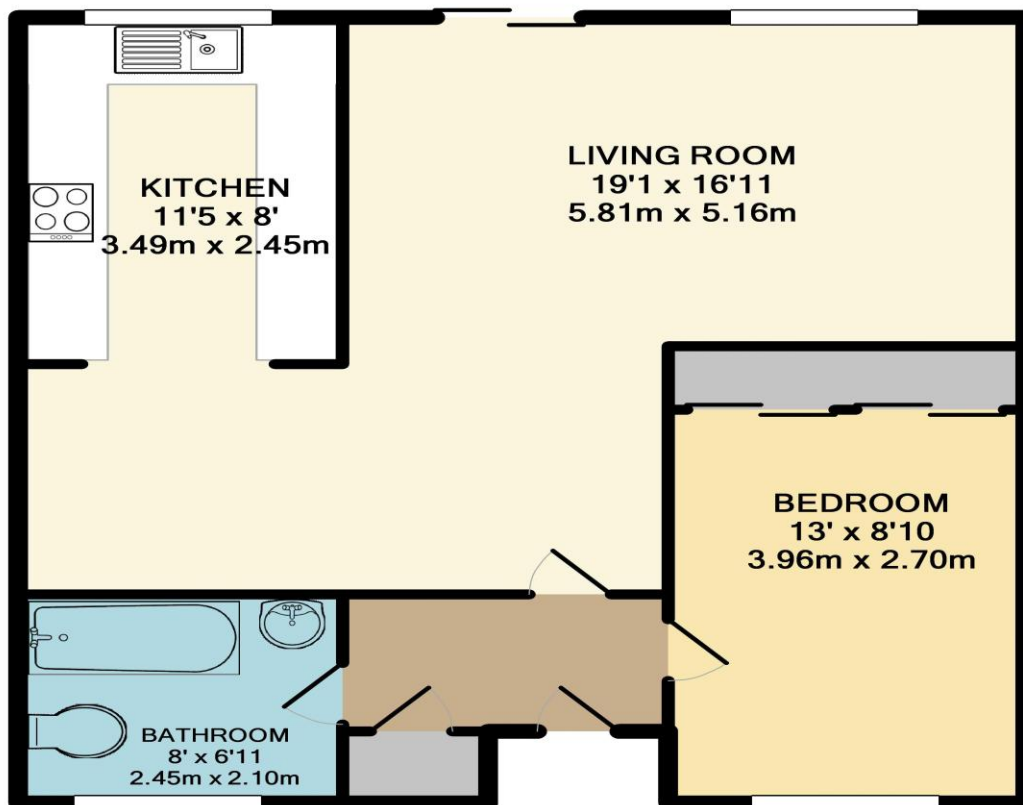
- Ground floor apartment
- Large double bedroom
- Large open plan living / dining
- Close to amenities & bus / train station
- Fantastic Location
- Family bathroom
- Gas central heating
- 637 Sq Ft

Now available to let and located in the ever-popular area of Swinley is this impressive ground floor apartment. Spencer Road is in a fantastic location close to the town centre and amenities, local parks and transport links. This recently refurbished and spacious ground floor apartment is situated in the last block along Spencer Road, and benefits from significantly more frontage than the other apartments on the street. Set back from the road and enjoying a pretty aspect from the front and rear, the apartment in total offers 637 square feet of living space. This would make an ideal alternative to a bungalow. The property internally is in great condition throughout and in brief comprises; a large open plan layout which incorporates a generous lounge dining area that leads out directly onto the mature rear gardens, there is a large double bedroom with built in units, a high quality fitted kitchen plus modern principal bathroom suite. All windows are fully upvc double glazed. Externally there are beautiful communal gardens, which enjoy a sunny south facing aspect. Internal inspection is highly recommended to truly appreciate the properties size, finish and great location.









**TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 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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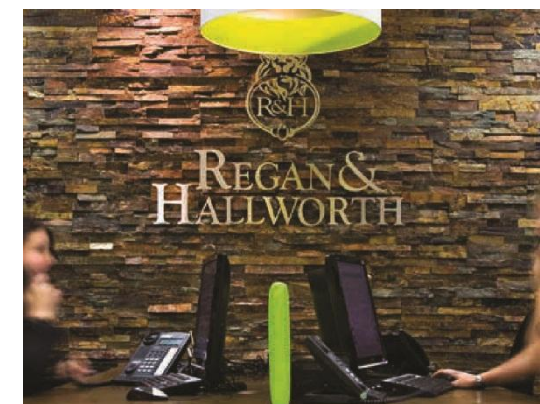
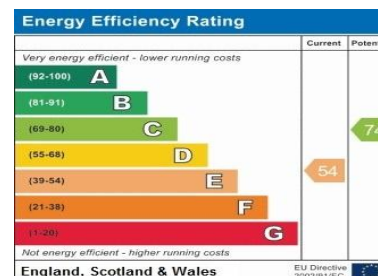
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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