

16, Wood Green Gardens, Wigan, WN5 0JP

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

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## 16, Wood Green Gardens, Wigan, WN5 0JP

*A unique coach house-style apartment with private garden, driveway parking and contemporary living*

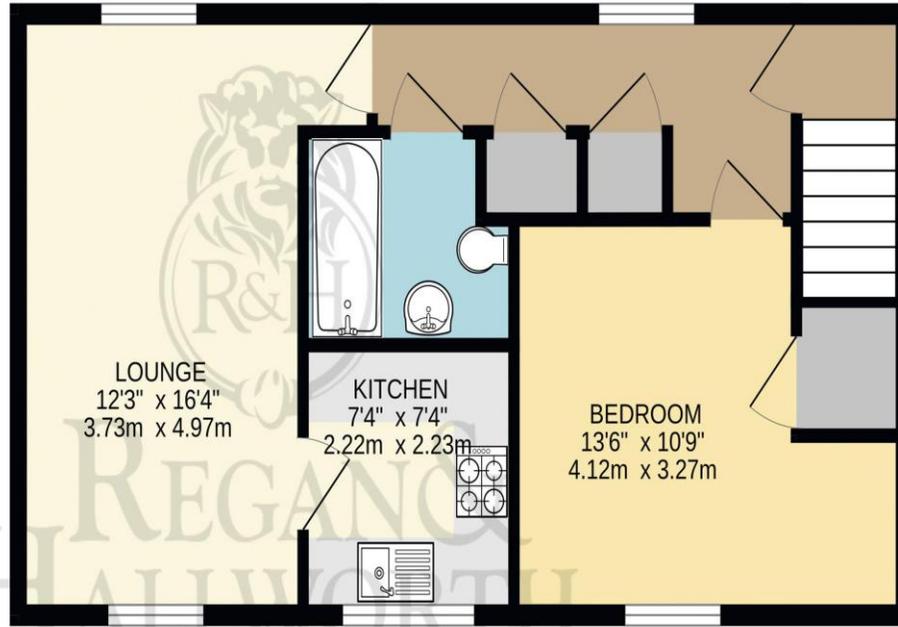
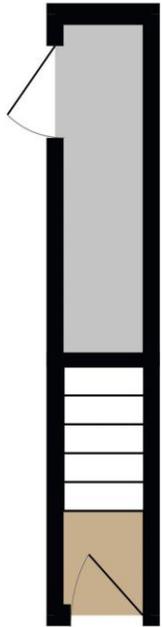


- Unique coach house-style apartment
- Enclosed rear garden
- Double bedroom & bathroom
- No chain, GCH & double glazing
- Private entrance, drive for two cars
- Modern kitchen & dual-aspect lounge
- Ideal for professionals / second home
- Approx. 554 SQ.FT. + loft

This unique upper floor apartment presents an ideal opportunity for a single professional or those seeking a stylish, low-maintenance base. Truly one of a kind within the development, and unlike anything else currently available on the open market, the property is designed in a coach house style and benefits from its own private entrance, driveway parking for two vehicles, and a generous, fully enclosed rear garden. Extending to approximately 554 sq ft, the accommodation is thoughtfully arranged with a contemporary layout, comprising a modern fitted kitchen separate from a spacious dual-aspect lounge, a well-proportioned double bedroom, and a principal bathroom suite. A notable additional feature is the substantial loft space, offering excellent storage potential. Externally, the property continues to impress with private off-road parking and a rare garden space for this type of home, providing both privacy and versatility. Offered with no onward chain, the apartment also benefits from gas central heating and full double glazing, ensuring a warm and energy-efficient living environment. Early viewing is highly recommended to fully appreciate this exceptional home.







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TOTAL FLOOR AREA : 554 sq.ft. (51.5 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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