



## Flat 3 , 35, Dicconson Street, Wigan, WN1 2AS

*Two bedroom apartment which includes free WIFI close to the town centre*



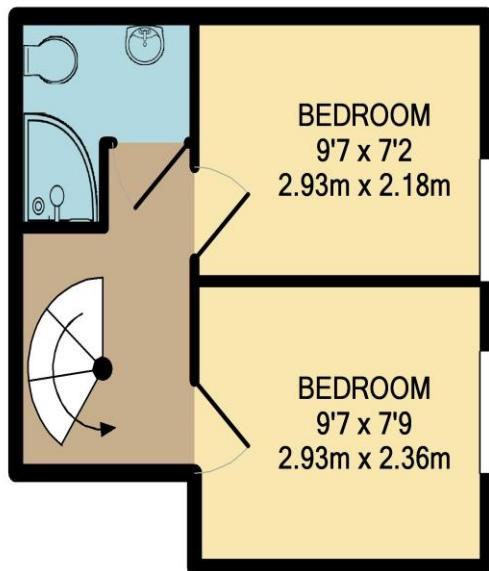
- Two bedroom apartment
- Spacious accommodation
- Free WIFI included
- Modern fitted kitchen / appliances
- Two good sized bedrooms
- Modern fitted shower room
- Close to town centre
- 467 SQ. FT.

FREE WIFI INCLUDED. Located in the heart of Wigan, Flat 3, 35 Dicconson Street is one of the larger apartments. The building offers secure key phone entry, spacious communal areas, bin store and large secure bike storage area. This apartment boasts spacious entrance hallway with store cupboard and a modern fitted bathroom comprising of wc, sink unit, shower unit and fully tiled walls and floors. A door then leads through to a good-sized open plan lounge / dining area with feature bay window. There is then a modern fitted kitchen boasting a range of wall, base and drawer units along with built in appliances. There is a feature spiral staircase off the entrance hall which leads down into the basement where two good sized bedrooms are situated. Dicconson Street offers easy walking distance into Wigan town centre which has a fantastic range of shops, bars and restaurants. It also has a bus station and train station making traveling throughout the North West very easy.

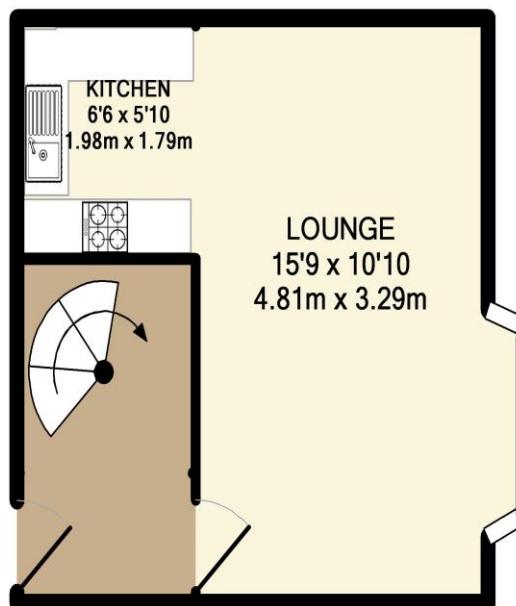




**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents



BASEMENT  
APPROX. FLOOR  
AREA 216 SQ.FT.  
(20.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 251 SQ.FT.  
(23.3 SQ.M.)

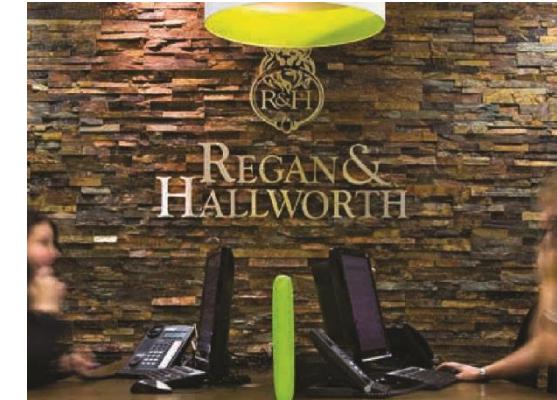
TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.3 SQ.M.)

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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