

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





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

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



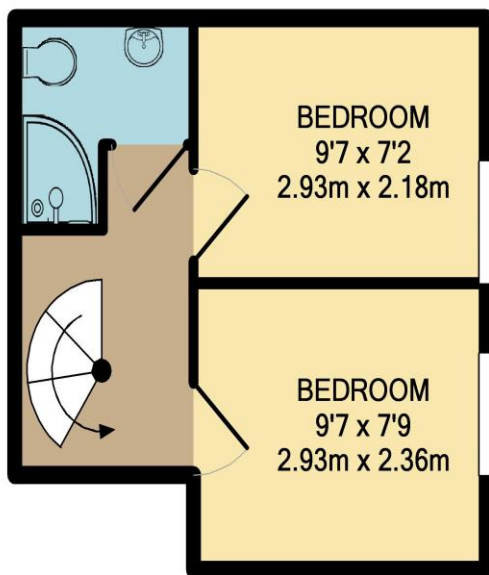
- Two bedroom apartment
- Free WIFI included
- Two good sized bedrooms
- Close to town centre
- Spacious accommodation
- Modern fitted kitchen / appliances
- Modern fitted shower room
- 467 SQ. FT.

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 though out the North West very easy.

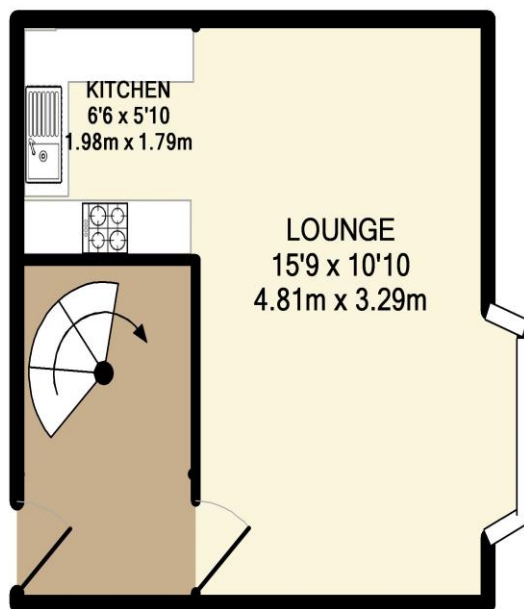








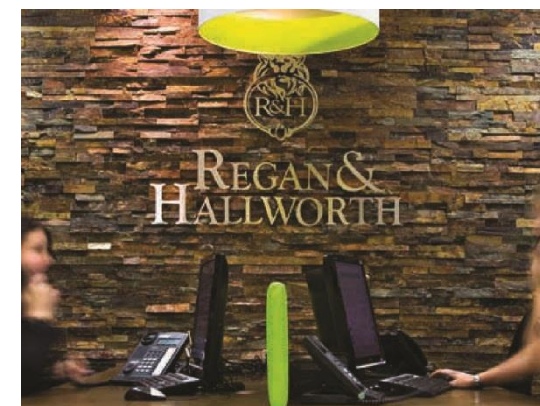
BASEMENT  
APPROX. FLOOR  
AREA 216 SQ.FT.  
(20.0 SQ.M.)



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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