

**FOR SALE**

2 Northgate House, Standishgate, Wigan, WN1 1BP

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

ESTD  
1996



## 2 Northgate House, Standishgate, Wigan, WN1 1BP

*Sleek & stylish one bed ground floor apartment in landmark church conversion*



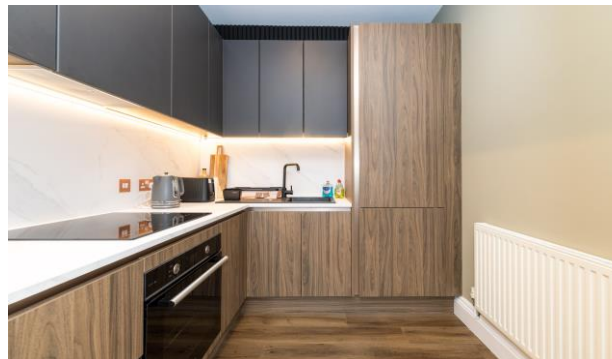
- Church Conversion in Heart of Wigan
- Stylish ground floor with easy access
- Spacious open-plan living with new kitchen
- Historic Architecture, Contemporary Lifestyle
- One of just 20 unique apartments
- Recently refurbished throughout
- Generous bedroom & luxury shower
- 531 SQ.FT. / Allocated parking on car park

Set within a striking stone-built former church, beautifully converted into just 20 distinctive apartments, this exceptional ground floor home offers a rare blend of character, style and convenience. Perfectly positioned just a short five-minute stroll from Wigan town centre, the bus station and both train stations, the development combines impressive architecture with superb everyday accessibility.

Recently refurbished throughout, the apartment is ideal for first-time buyers, downsizers seeking effortless single-level living, or investors looking for a highly rentable addition to their portfolio. Enjoying a superb position within this landmark development, the apartment is approached via an impressive communal courtyard and secure private entrance hallway, offering the ease and convenience of ground floor living. Inside, the accommodation beautifully combines original character with stylish modern finishes, comprising a welcoming entrance hall, a spacious double bedroom, an elegant full-sized shower room and a stunning open-plan living and dining area complete with a contemporary fitted kitchen — ideal for both everyday living and entertaining guests.

Additional features include excellent built-in storage, a practical cloakroom and utility space with plumbing for a washing machine and dryer, gas central heating, double glazing, secure intercom entry and an allocated parking space within the residents' private car park. Early viewing is highly recommended to appreciate the lifestyle on offer within this unique and characterful conversion.

The current management fee, including ½ water usage, is £165.83 per month. We are advised that the tenure is leasehold with Lease Term of 999 Years From 1 January 2005. Ground rent £75. Council tax band is B.







TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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