
Traditional Cask Ales
HOLT

31a, Wigan Lane, Wigan, WN1 1XR

A Spacious Two-Bedroom Duplex Apartment In A Prime Wigan Lane Location



- Spacious duplex apartment
- Characterful interior and high ceilings
- Separate modern fitted kitchen
- Gas central heating & double glazing.
- Highly desirable Wigan Lane location
- Generous lounge with pleasant outlook
- Modern bathroom & two large bedrooms
- 900 SQ.FT.

A spacious two-bedroom duplex apartment, ideally located on the highly desirable Wigan Lane, with excellent amenities right in its doorstep as well as being just a short walk from the town centre. We are delighted to offer TO LET this attractive and well-presented duplex apartment, occupying an enviable position on the ever-popular Wigan Lane, ideally placed for easy access to a fantastic selection of local amenities, including shops, restaurants, bars and leisure facilities. Wigan town centre is just a short walk away, as are the bus station and both railway stations, providing excellent transport links for commuters travelling further afield. The apartment benefits from its own private entrance, with stairs leading to a first-floor landing and the main living accommodation. Here you will find a generously proportioned lounge, a modern bathroom and a separate, fully fitted kitchen. Stairs continue to the second floor, where there are two particularly spacious bedrooms, offering comfortable and versatile accommodation. Throughout, the apartment enjoys a lovely balance of modern styling and original character, with attractive high ceilings adding to the sense of space and charm. Further benefits include gas central heating and double glazing, ensuring a comfortable home throughout the year. To the rear there is a shared but very pleasant fully enclosed patio garden. An ideal opportunity for tenants seeking a spacious, low-maintenance and privately accessed home in a superb central location, with everything Wigan has to offer right on the doorstep.







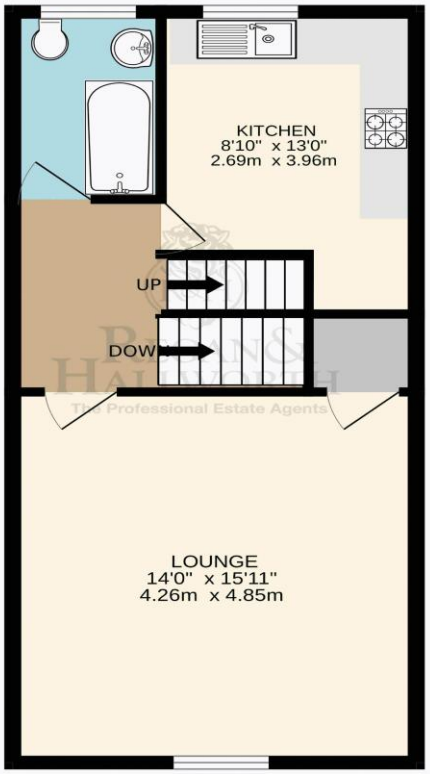




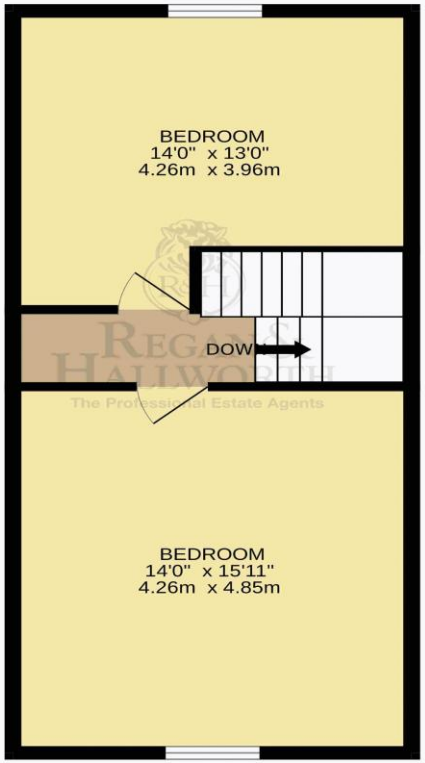


REGAN& HALLWORTH
The Professional Estate & Letting Agents

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.





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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.