

# MORGAN H LEWIS



Asking Price £110,000

**Eccleston Street, Wigan WN1 2AY**

- \*Beautifully Presented Duplex Apartment
- \*In the Heart of Swinley
- \*Walking Distance to Wigan Centre & Mesnes Park
- \*Excellent Commuter Links
- \*Brilliant BTL Investment or First Time Buy
- \*Rear Courtyard

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Now available for sale, this delightful one bedroomed duplex apartment, perfect for first time buyers, buy to let investors and downsizers. Situated in the heart of Swinley, just steps away from the trendy bars and cafes of Swinley, Mesnes park, Wigan centre and excellent rail links to both Manchester and Liverpool.

The accommodation on offer briefly comprises of, a traditional entrance vestibule, leading into the spacious traditional lounge, with walk in bay window flooding this space with natural light and beautiful high ceilings. To the rear of the property, the double bedroom is spacious, beautifully presented, with French doors leading out to the courtyard. The bathroom is well thought out, with a large walk in shower, two vanity units and w.c. tied together with smart tiling.

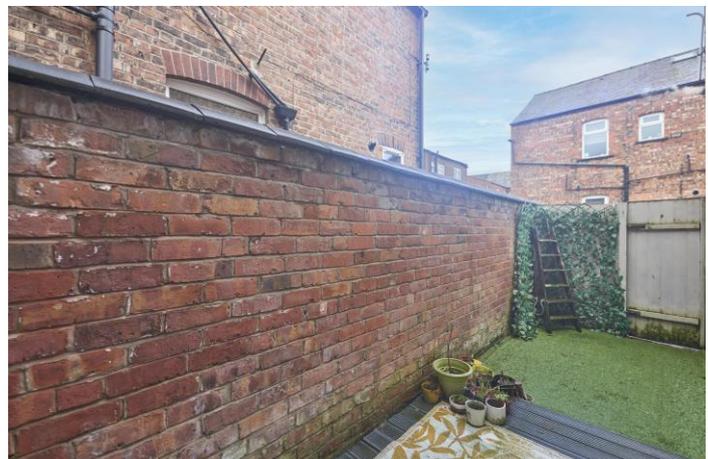
A feature staircase leads down to the kitchen diner, which is well appointed with a range of wall and base units centred around a handy breakfast bar, with integrated oven and five ring gas hob. Although this room is below ground level, certainly doesn't feel that way, a skylight floods the kitchen area in sunlight, whilst a glass door allows fresh air and light into the space.

Externally, this property is garden fronted and raised up from the pavement, with a small courtyard garden to the rear.

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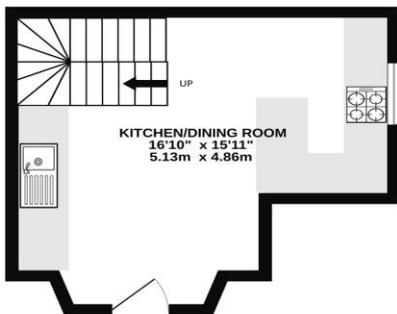


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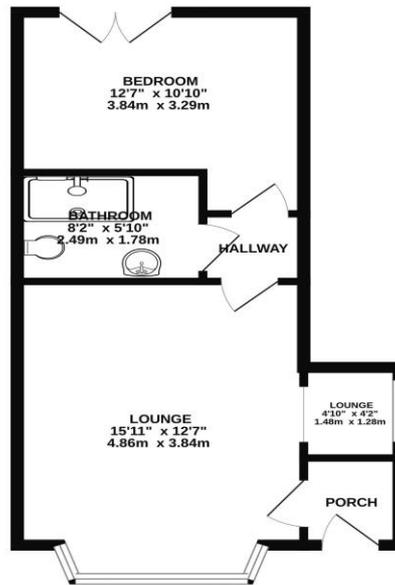


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**BASEMENT**  
227 sq.ft. (21.0 sq.m.) approx.



**GROUND FLOOR**  
415 sq.ft. (38.6 sq.m.) approx.



**TOTAL FLOOR AREA: 642 sq.ft. (59.6 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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