

Apartment 1, 6 - 10, Wallgate, Wigan, WN1 1JU



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One bed apartment located in a period building in the centre of Wigan town.

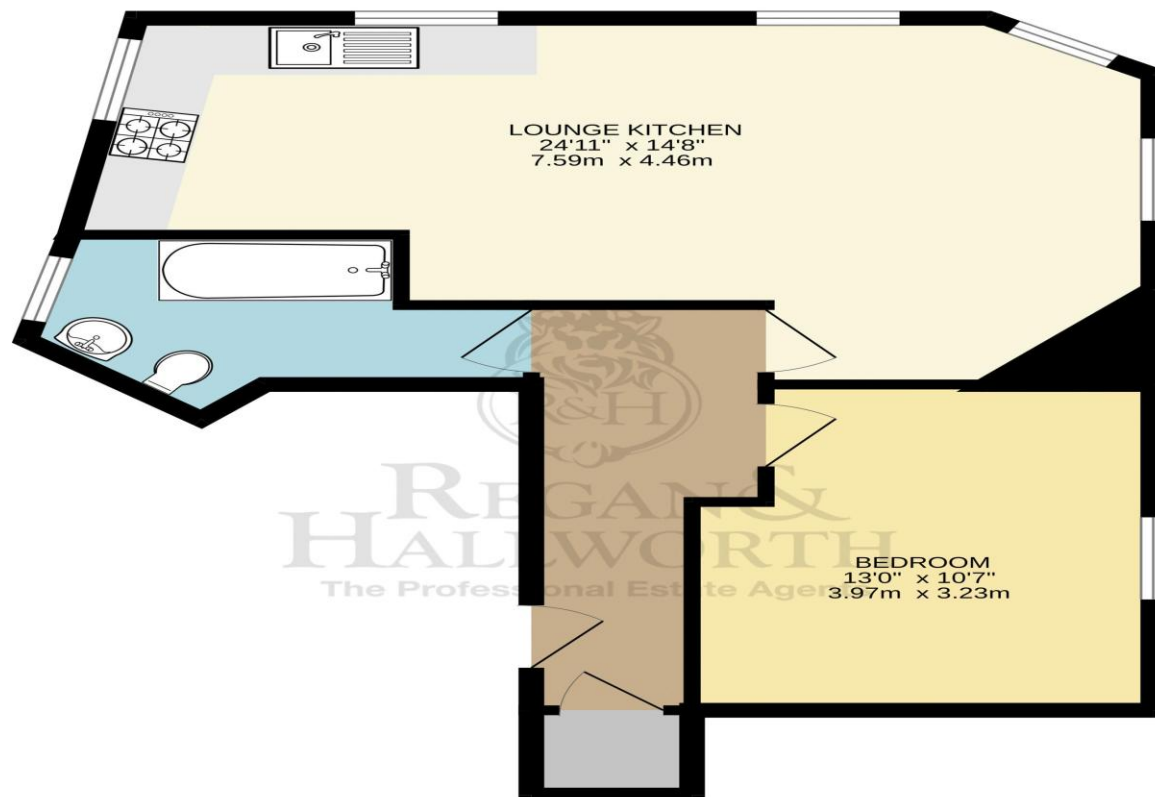


- One bed apartment
- Outstanding sized open plan reception room
- One large master double bedroom
- Modern fitted kitchen with appliances
- Bathroom / shower over bath
- Seconds walk to amenities / train station
- First Floor
- 549 SQ. FT.

Now available to let set in one of Wigan's most eye-catching period buildings is this one bed apartment. The building is located at the top end of Wallgate just a few seconds walk to all the amenities Wigan town centre has to offer along with bus and train station and breath taking views over All Saints Church and grounds. APARTMENT ONE, a one bed is located on the first floor and has been finished to a high standard ideal for the professional couple or single person. The accommodation briefly comprises of communal entrance hallway with access to bike store in the cellar and stairs leading to the first floor. The apartment then offers a spacious entrance hallway with store cupboard, access into the large master double bedroom then a door leading into a high spec family bathroom comprising of wc, sink unit and bath with shower over. At the far end of the entrance hallway a door takes you into an extremely large, bright and airy open plan lounge / dining / kitchen area spanning just over 24 feet long. There are several windows allowing lots of natural light to enter the room with great area for a lounge, space for a table and chairs and then a modern fitted kitchen offering a range of wall, base and drawer units along with cooker, hob, extractor, fridge freezer and washing machine. Internal inspection is essential to fully appreciate the high spec and finish, many original features and their excellent location.







TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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