





## Apartment 4, 6 - 10, Wallgate, Wigan, WN1 1JU

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



- Converted apartment block
- Beautiful bathroom / shower over bath
- Modern fitted kitchen with appliances
- Available Now
- Two large double bedrooms
- Outstanding sized open plan reception room
- Seconds walk to amenities / train station
- 845 SQ. FT.

Now available to let. 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 FOUR, a two bed is located on the second floor with just over 840 square feet of outstanding accommodation 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, second 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 a spacious, bright and airy open plan lounge / dining / kitchen area spanning just over 25 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 highly recommended to fully appreciate the high spec and finish, many original features and their excellent location.







TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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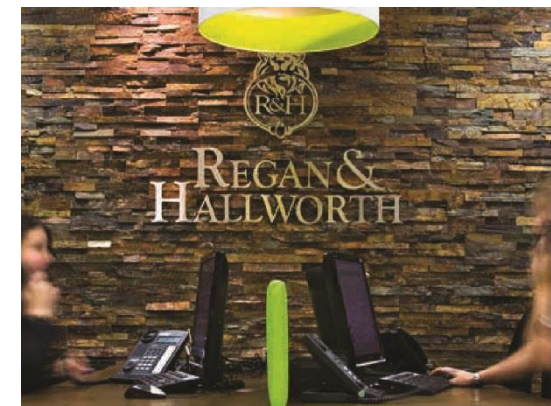
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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