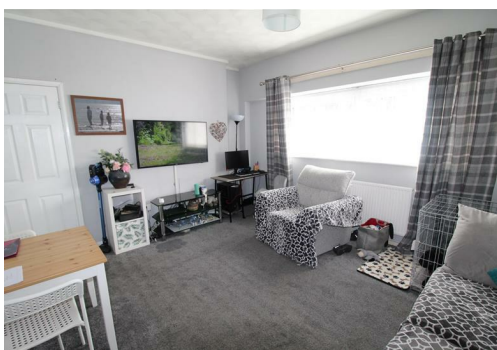


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8 Mabs Cross House Graysons Close, Swinley, Wigan, Lancashire, WN1 2AN

£110,000

A purpose built first floor apartment forming part of a recently refurbished development close to Standishgate and a short walk to the Town Centre, the Railway Stations and the Hospital. Improvement works have included new double glazing, improved common areas and staircases and secure entrance doors.

The apartment would be perfect for both the rental investor and the first time buyer, the accommodation briefly comprises, to the ground floor: secure entrance hall with stairs to first floor, entrance hall, generous lounge, fitted kitchen, two double bedrooms and a fully fitted bathroom. To the outside there are communal gardens and car parking space.

Viewings are recommended to appreciate both the location and the space and quality of the accommodation offered in this apartment.

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GROUND FLOOR

Communal Entrance Hall

With secure entrance door and stairs to first floor.

FIRST FLOOR

Entrance Hall

Lounge at front

12'4" x 13'9" (3.76m x 4.19m)

With double glazed window to front, radiator.

Kitchen

7'6" x 9'11" (2.29m x 3.02m)

With double glazed window to rear, fitted with white wall and base units with contrasting worktops, single drainer sink unit, radiator, pantry.

Bedroom One at front

14'8" x 8'8" (4.47m x 2.64m)

With double glazed window, radiator.

Bedroom Two at rear

11'3" x 10'8" (3.43m x 3.25m)

With double glazed window, radiator.

Bathroom

With double glazed window at rear, fitted with panelled bath with shower over, washbasin and low level W.C. Tiled relief to walls, vinyl flooring, radiator.

OUTSIDE

Attractive communal gardens and communal parking area.



