



7 Cross Yard

Standishgate, Wigan, WN1 1XF

Offers Over £85,000



Sapphire Homes are delighted to be in a position to offer this immaculately presented and deceptively spacious 2 bedroom first floor apartment on a small select development which is just a short walk from the town centre and all of its amenities including transport links, shops, bars, restaurants and also close to excellent local schools. The property would be ideal for professional, couple or small family and internally the accommodation briefly comprises of entrance / hallway leading to a generous open plan Lounge / Dining Room with modern fitted kitchen, 2 spacious bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and Double Glazing throughout. Externally there is an allocated parking bay, security gates and an intercom entry system. Early internal viewing is a must to appreciate in full and the property is offered to market with No Upward Chain.



FIRST FLOOR

Entrance / Hallway

Lounge / Dining / Kitchen

Bedroom 1

Bedroom 2

Bathroom

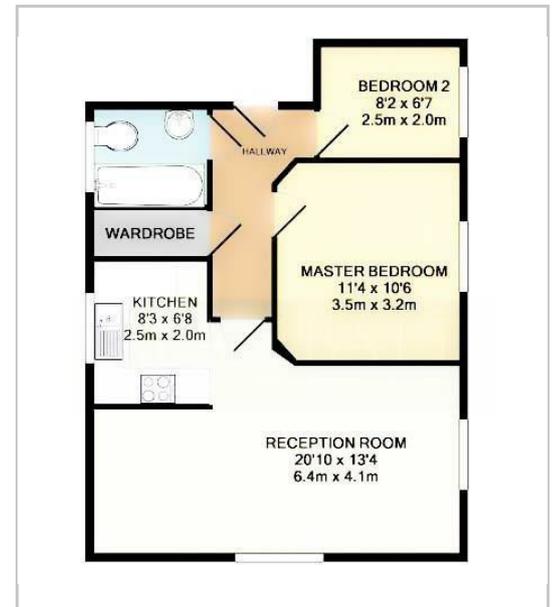
EXTERNAL

Allocated Parking Bay

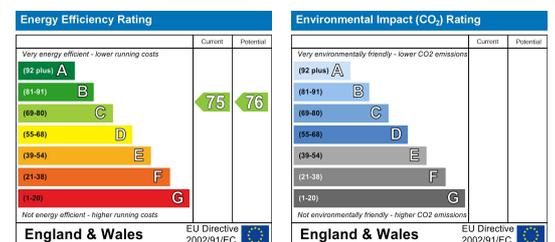
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty on behalf of the property.



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