



17 Mabs Cross Court

Standishgate, Wigan, WN1 1ZL

Price £140,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented and deceptively spacious two bedroom mews / coach house on select development which is just a short walk from the town centre and all of its amenities. It is also a short walk from schools, churches and local amenities. The accommodation is in the heart of the town centre which is also ideal for those who commute to other cities for work and therefore need the accessible transport links which the town centre provides. The property comprises of entrance / hallway leading to large open plan Lounge / Dining Kitchen with integrated appliances and a large vaulted ceiling and there is a downstairs family bathroom with modern three pieces suite in white. To the first floor the landing provides access to 2 spacious bedrooms with the master benefitting from an ensuite shower suite and there is also a large storage cupboard built into the roof eaves. The property is warmed by Gas Central Heating and benefits from a modern tasteful décor and Double Glazing throughout. Externally the development is gated with intercom entry and there is an allocated parking bay. Early viewing is a must to appreciate in full and the property is perfect for 1st time buyer or buy to let investor. No Upward Chain.



GROUND FLOOR

- Entrance / Hallway
- Lounge / Kitchen / Diner
- Bathroom

FIRST FLOOR

- Landing
- Master Bedroom
- Ensuite
- Bedroom 2

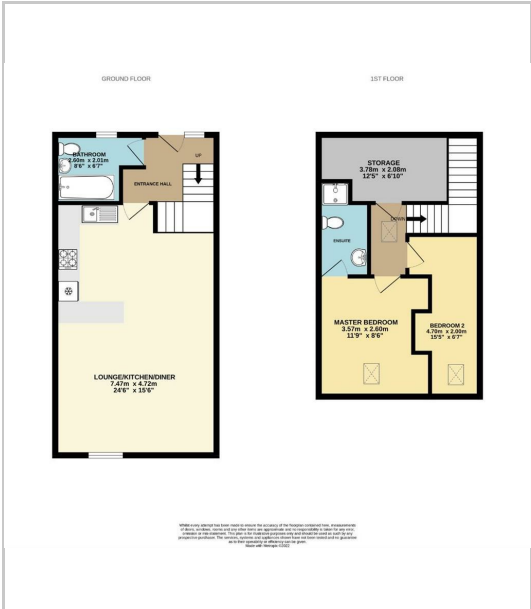
EXTERNAL

- Courtyard

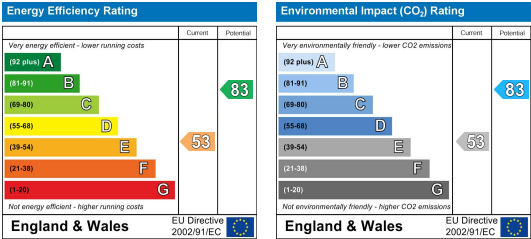
Area Map



Floor Plans



Energy Efficiency Graph



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