



14 Cross Yard

Standishgate, Wigan, WN1 1XF

Offers Over £89,950



Sapphire Homes are delighted to be in a position to offer this well presented 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 an open plan Lounge / Dining Room with separate 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 decor 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.



FIRST FLOOR

Entrance / Hallway

Lounge / Dining

Kitchen

Bedroom 1

Bedroom 2

Bathroom

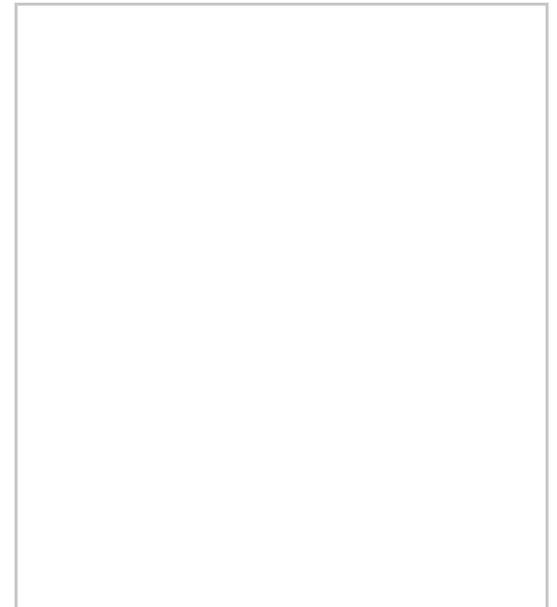
EXTERNAL

Rear Garden

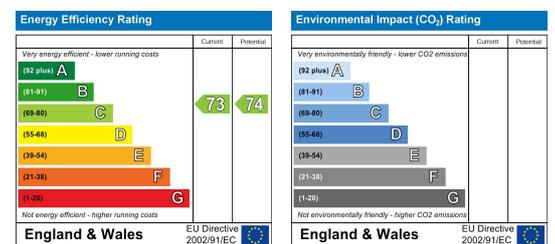
Area Map



Floor Plans



Energy Efficiency Graph



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