



2 Northgate House

Standishgate, Wigan, WN1 1BP

Offers In The Region Of £75,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 1 bedroom ground floor apartment that boasts a fantastic location in the heart of Wigan located within Northgate House which is a unique building bursting with character presenting a fantastic opportunity for a first time buyer or any clients looking to downsize to a low maintenance property. In brief the accommodation comprises of a welcoming entrance / hallway, spacious open plan lounge/ diner leading to the fitted kitchen with integrated appliances and there is also a good storage cupboard which can be rare in apartments. The hallway also provides access to an additional storage cupboard, a double bedroom and a bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor throughout which has been newly refreshed. Externally the communal areas are well maintained, and the property has 1 allocated car parking space at the rear included. Early viewings are highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge / Dining

Kitchen

Bedroom 1

Bathroom

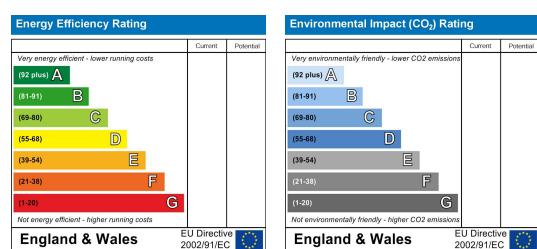
Area Map



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 them without seeking professional advice. T he Property Ombudsman provides a free Dispute Resolution Service for pre-contract disputes and a free arbitration service for post-contract disputes. For more information about the Ombudsman see www.tpos.co.uk

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