



## Flat 9 Mabs Cross Court, 134-136 Standishgate

Swinley, Wigan, WN1 1ZL

**£750 PCM**



Sapphire Homes are delighted to be in a position to offer this well presented 2 bedroom first floor apartment on select development which is just a short walk from the town centre, transport links and all of its amenities. The accommodation briefly comprises of entrance / hallway, open plan lounge / dining kitchen, 2 spacious bedrooms - master with ensuite bathroom and a further bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and benefits from a modern tasteful decor and double glazing throughout. Externally there is an allocated parking bay and the development has gated access. Early internal viewing is a must to appreciate in full. No Pets. No Smokers.



## FIRST FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

Master Bedroom

Ensuite

Bedroom 2

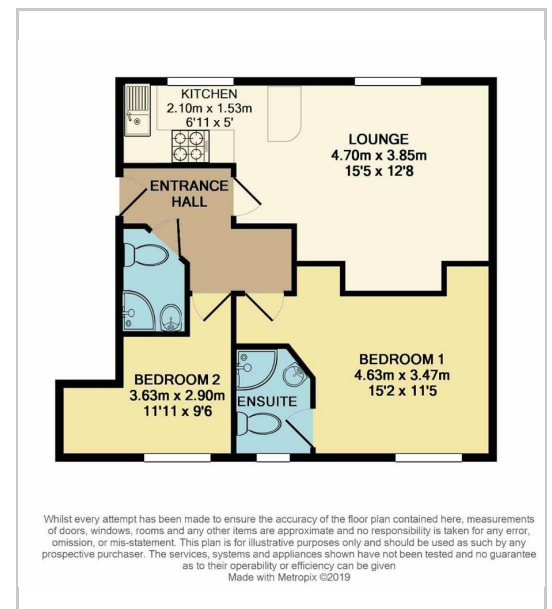
Bathroom

EXTERNAL

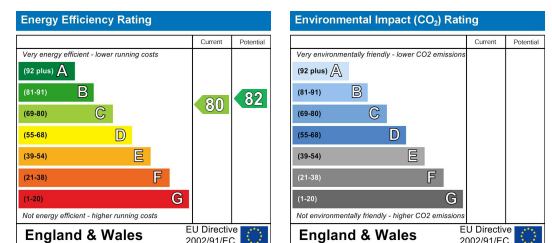
## Area Map



## 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 in relation to the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

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