



## 32 Trencherfield Mill

Heritage Way, Wigan, WN3 4DU

**O.I.R.O £115,000**



Sapphire Homes are delighted to offer For Sale this well presented 2 Bedroom Apartment in The Grade 2 listed Trencherfield Mill which is one of the most iconic buildings in Wigan area. It was converted to residential use in 2007 and is now one of the most desirable living locations and this particular apartment offers over 900 square feet of beautiful living space making it one of the largest in the Mill. Being in a converted mill means the apartment benefits from high ceilings and large windows making the living area light and spacious. The apartment has great views of the Leeds and Liverpool canal and the Wigan Pier area. The open plan living area consists of a dining area that can easily accommodate a large dining suite, a large lounge area with ample space for furniture and a superb fully equipped high specification kitchen with granite work tops. The master bedroom benefits from a large en-suite with walk in shower, WC and hand wash basin. The second bedroom is large enough to accommodate a double bed and wardrobes. There is a large bathroom with Jacuzzi bath, WC and hand wash basin. There is hard wood flooring throughout the bedrooms and living area with high quality floor tiles in the en-suite and family bathrooms. The property has a neutral decor throughout with some of the walls in the living area and bedrooms left as the natural original brickwork adding to the period feel of the apartment. Access to all rooms is via a large hallway with a useful separate storage room. Heating and hot water is provided by a state of the art all electric system which is extremely economical to run. There is lift access to the apartment accessed by a secure reception area. Both Wigan train stations are within 5 minutes walking distance making it ideal for those requiring commuter links. The apartment has allocated car parking and is within easy reach of the whole north west motorway network including the M6 and M58. I



## THIRD FLOOR

## Entrance / Hallway

## Open Plan Lounge / Dining / Kitchen

## Diner / Reception Area

## Master Bedroom

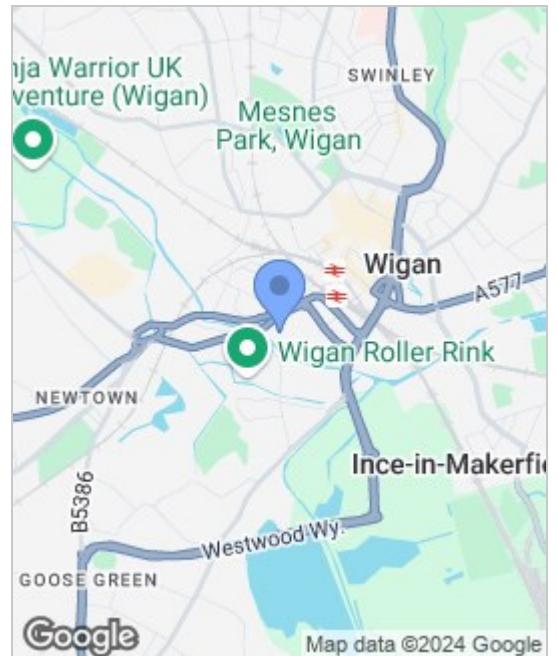
## Ensuite

## Bedroom 2

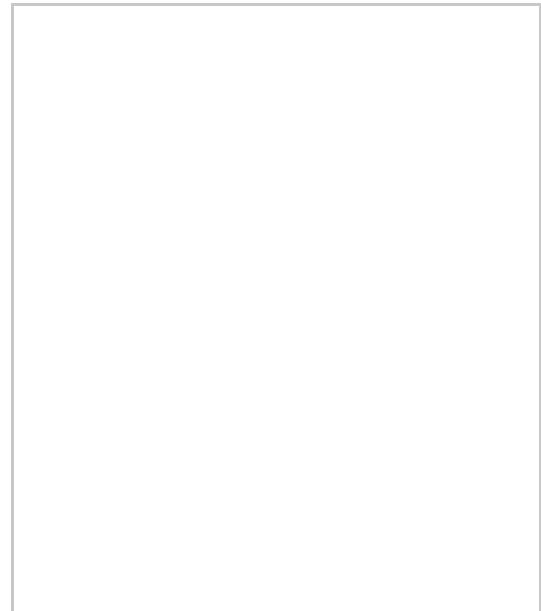
## Bathroom

## EXTERNAL

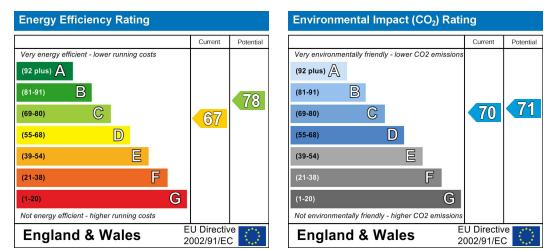
## Area Map



## 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 or interpret any representation as a statement of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX  
T 01942 494944 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk) VAT 183 759 366

specialists in Sales, Lettings & Property Investments