

**APARTMENT 3 HAIGH PARK VIEW, 251
WIGAN ROAD, WIGAN, WN1 2RN**

**OFFERS INVITED
£140,000**

- Two Bedroomed Apartment
- High Quality Finishings Throughout
- Currently Being Used As A Furnished Serviced Apartment
- Open Day Saturday 19th March from 11am - 1pm
- EPC Rating: C



Borron Shaw

Your local Estate Agent





***** OPEN DAY - SATURDAY 19TH MARCH FROM 11AM - 1PM *** EVERYONE IS WELCOME *****

Two Bedroomed Apartment - High Quality Finishings Throughout - Currently Being Used As A Furnished Serviced Apartment

Borron Shaw are pleased to offer for sale this stylish and modern 2 bedroom, 2 bathroom apartment in Standish.

The Haigh Park View development balances contemporary living with a wonderful, semi-rural location.

The property is set in one of the areas most sought after locations and benefits from dedicated parking and enclosed landscaped grounds.

This is an excellent opportunity for investors as other apartments achieve £715pcm.

The apartment comprises of:- A light and airy open plan lounge into kitchen.

The hallway leads to the master bedroom complete with en-suite shower room, bedroom two, a good sized family bathroom and laundry cupboard.

The apartment also has allocated parking.

Communal Entrance Hallway

Double glazed entrance door with door entry security system.

Lounge 15'8" x 13'7" (4.78m x 4.14m)

UPVC double glazed bay window, inset spotlighting, electric radiator and intercom system.

Kitchen 8'1" x 7'4" (2.46m x 2.24m)

Fitted with a range of quality wall and base units, cupboards with contrasting work surface, built in electric oven and hob with stainless steel splash back and extractor hood.

The kitchen is also well equipped with an integrated dishwasher, integrated under counter fridge, integrated under counter freezer, has inset spotlighting and a UPVC double glazed window.

Inner Hallway leads to

Bedroom One 14'4" x 9'7" (4.37m x 2.92m)

UPVC double glazed window and electric radiator.

En-Suite Shower Room

Complete with a low rise double shower cubicle, low level WC, pedestal hand wash basin, partially tiled walls, heated towel rail and UPVC double glazed window.

Bedroom Two 13'7" x 7'5" (4.14m x 2.26m)

UPVC double glazed window and electric radiator.

Bathroom

Bath with shower over and glass shower screen over, low level WC, pedestal hand wash basin, partially tiled walls and heated towel rail.

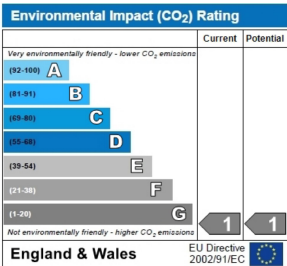
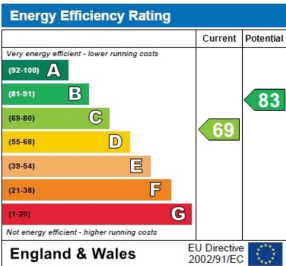
External

Allocated parking is provided and communal gardens.

Situated between the towns of Wigan and Standish, The Haigh Park View Development offers excellent access to both towns and is also within easy reach of the motorway network via junction 27 of the M6.

On the doorstep of the apartment is Haigh Country Park with its 250 acres of picturesque park, woodlands and the beautiful Haigh Hall.







Flat 3
Haigh Park View
251 Wigan Road
Standish
WN1 2RF

MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com

