



Wigan Road, Wigan, Wigan, WN1 2RF

£725 PCM

Luxury 2-bedroom ground floor apartment on the sought after development of 229 Wigan Road. The apartment comprises of an open plan Lounge/Dining Room with modern luxury fitted Kitchen with integrated appliances, 2 Double Bedrooms with fitted wardrobes, master with en-suite and a family bathroom with shower over bath. The property also benefits from carpets throughout, wooden floor in kitchen as well as Gas Central Heating and Double Glazing. There is secure entrance to the car park and intercom door system along with alarm. The property is conveniently located for transport links for the M61 and Wigan town centre and is close to local amenities. Early viewing is recommended, as this property will be in great demand. Will suit professional, young couple or small family. The property comes unfurnished.



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Specialists in Sales, Lettings & Property Investments

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GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Master Bedroom

Ensuite

Bedroom 2

Bathroom

EXTERNAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		61	63
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	74
		EU Directive 2002/91/EC	

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