



1 bed apartment to buy in WN1

Northgate House, Standishgate, Wigan,
Greater Manchester, WN1 1BP

£54,999 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom Apartment
- ✓ Car park
- ✓ Gas Central Heated
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Located on Standishgate just a short distance from Wigan town centre and its many amenities, and also just a short distance from the hospital this interesting investment opportunity is sure to be a popular choice for local property investors.

The property well maintained inside and boasts a fitted modern kitchen & three piece bathroom, gas central heating and is generously proportioned offering owners a well planned accommodation. The property is sold with vacant possession.

A private car park to the rear of the development provides a parking space for all apartments.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 979

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £1,990.00

Price: Starting Bid £54,999

Property Type: Apartment

Parking: Allocated

Heating: Gas

Hall

Hall

Built in storage cupboard, Leading to...

Kitchen

Kitchen 2.84m x 2.11m (9ft 3in x 6ft 11in)

A modern fitted kitchen consisting of a range of both base and wall units with contrasting work surfaces with inset sink unit, integrated oven/hob/extractor, plumber for auto washer, complementary splash back tiling, open plan to dining area.

Dining

Dining 2.52m x 4.36m (8ft 3in x 14ft 3in)

Open plan dining area

Living Room

Living room 2.85m x 3.58m (9ft 4in x 11ft 8in)

Open plan. living space

Bedroom 1

Bedroom 1 2.68m x 4.18m (8ft 9in x 13ft 8in)

Double bedroom accessed down a short flight of steps from main hallway.

Bathroom

Bathroom 1.71m x 1.97m (5ft 7in x 6ft 5in)

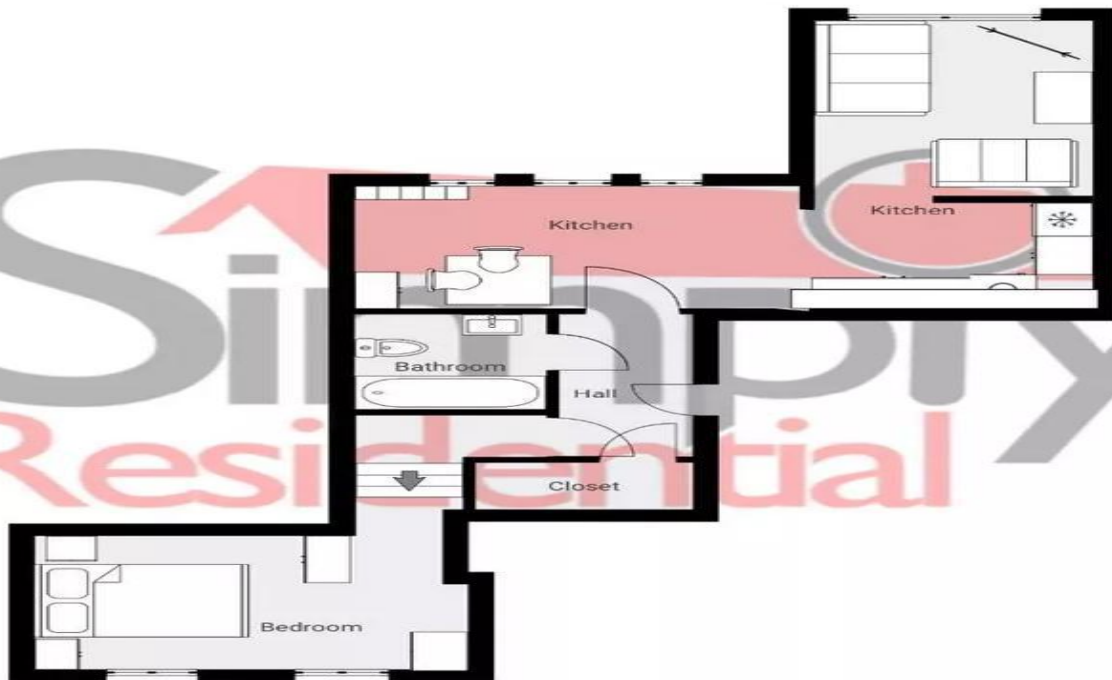
A modern three piece bathroom suite in white consisting of a low level WC, wash hand basing and panelled bath with over bath shower unit, ceramic wall tiling and matching fittings.

9 Northgate House

Standishgate, WN1 1BP Wigan, England, GB
FLOORS: 1

SUBMITTED BY **suzanne shatwell**
info@simply-residential.co.uk

▼ **1st Floor**



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMPLY RESIDENTIAL & SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. - the plan is provided as a guide to layout only and we accept no responsibility due to loss as a result of reliance on the information provided which should be verified by purchasers / tenants prior to making a legal commitment.

Page 1/1

Simply Residential
info@simply-residential.co.uk

1 Pavilion Sq., BL53AJ Westhoughton, Bolton, UK
www.simply-residential.co.uk

01204 895999

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Northgate House, Standishgate, Wigan, Greater Manchester, WN1 1BP

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,
enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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 as statements of representation 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.



<https://www.jacksongreenpreston.co.uk/> - 01472 311 113