



## 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...

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## 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.

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## Dining

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

Open plan dining area

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## Living Room

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

Open plan. living space

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## 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.

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## Bathroom

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

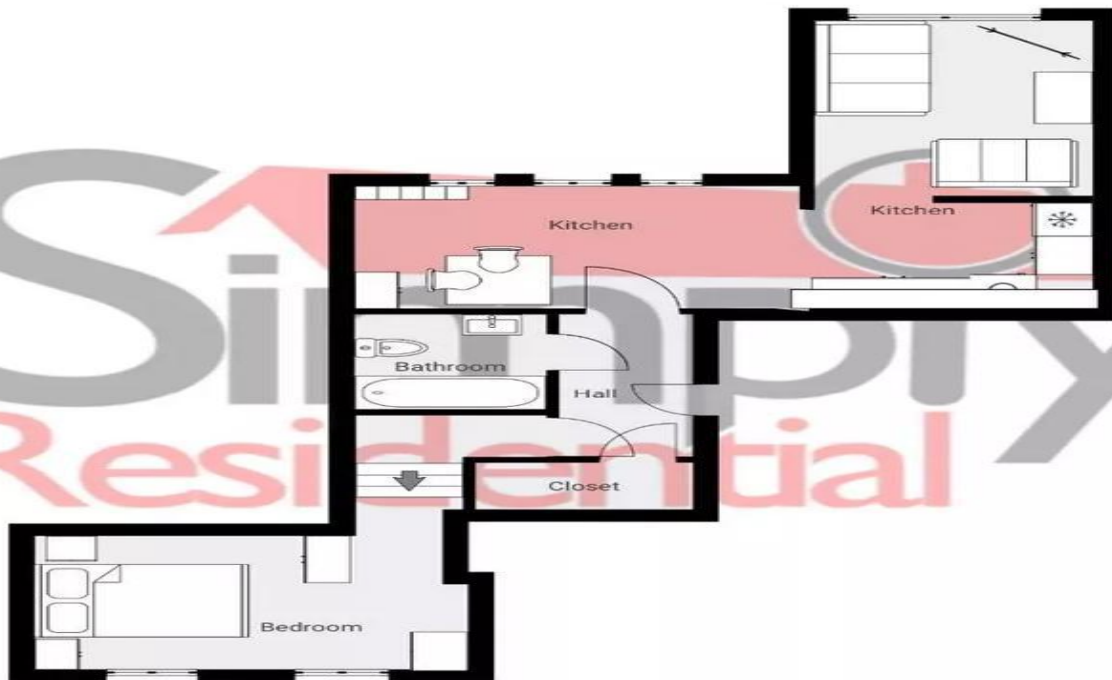
A modern three piece bathroom suite in white consisting of a low level WC, wash hand basing and panelled bath with over bath shower unit, ceramic wall tiling and matching fittings.

**9 Northgate House**

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

SUBMITTED BY *suzanne shatwell*  
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▼ **1st Floor**



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

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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