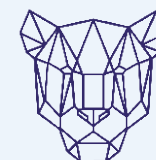




GUIDE PRICE: Offers in the region of £85,000

Meadowgate, Wigan, WN6 7QP



**PANTERA
PROPERTY**

Located in sought-after Meadowgate area.

Meadowgate, is a two-bedroom ground-floor flat within a modern, purpose-built block. The property features allocated parking and offers convenient access for residents. Located in the sought-after Meadowgate area, it combines a peaceful suburban setting with excellent transport links and proximity to local amenities, including shops, schools, and leisure facilities. This apartment is an ideal choice for professionals, small families, or retirees seeking comfortable, accessible living.

Meadowgate is a residential property located in the Meadowgate area of Wigan, a town in Greater Manchester, England. This apartment is part of a modern development and enjoys a convenient location close to local amenities. Situated in the WN6 postcode, it provides easy access to Wigan's town centre and surrounding areas. The area is well-connected by public transport and road links, with nearby schools, parks, and shopping facilities contributing to its appeal.

- Suitable for letting
- Two bedrooms
- Close to public transport and local amenities
- Tenants in situ



x1



x2



x1

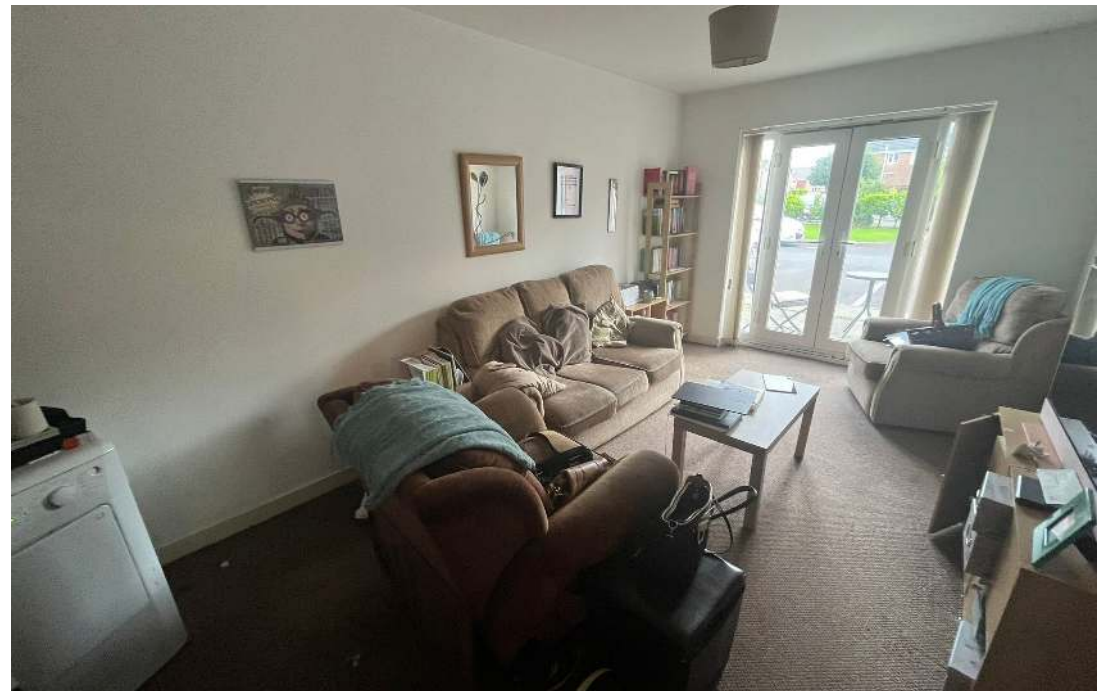
Additional Information

Local Authority
Wigan Council

Council Tax
Band = B

Tenure
Leasehold - Term
of 250 years from 1
January 2007

Size
689 sq ft



Additional Information

This single-story, ground-floor property includes two bedrooms, a kitchen and a bathroom, all within 689 sq. ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Viewing

Viewing highly recommended, please contact George at Pantera Property to arrange at **0330 118 6610**.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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