

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



**Henry Street, Leigh**

**Asking Price £105,000**



Situated in a well established residential location with good access to the town centre and Pennington Hall Park is this two bedroom ground floor apartment offering attractive and modern accommodation



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE 14'6 (max) x 10'1 (max) ( 4.27m'1.83m (max) x 3.05m'0.30m (max))

Radiator.

KITCHEN 9'8 (max) x 5'1 (max) ( 2.74m'2.44m (max) x 1.52m'0.30m (max))

Radiator.

BEDROOM 14'6 (max) x 9'7 (max) ( 4.27m'1.83m (max) x 2.74m'2.13m (max) )

Radiator.

BEDROOM 11'9 (max) x 9'3 (max) ( 3.35m'2.74m (max) x 2.74m'0.91m (max) )

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

OUTSIDE:

PARKING

The property benefits off road parking to the front.

TENURE

Leasehold (details to be confirmed)

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

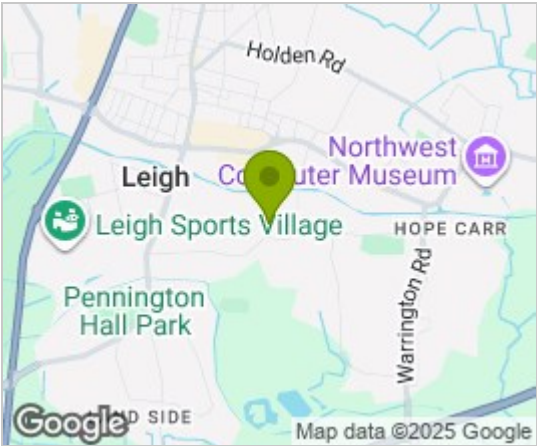
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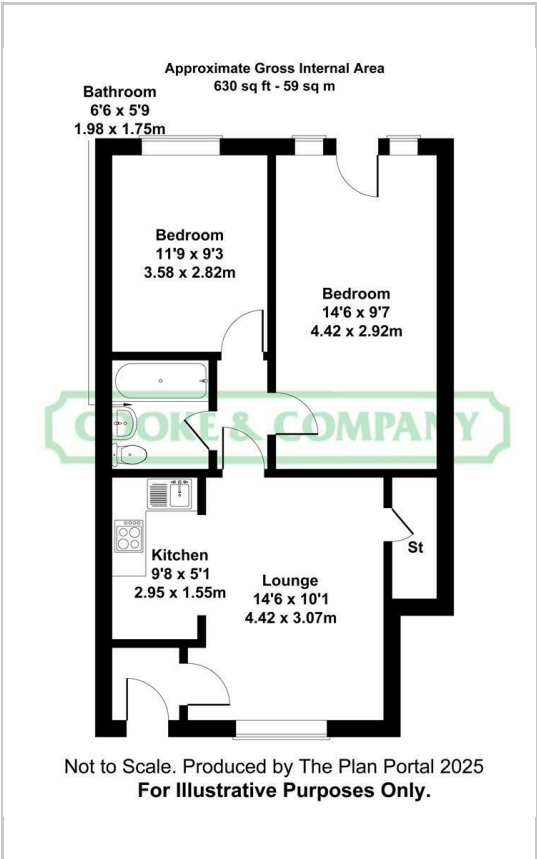
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

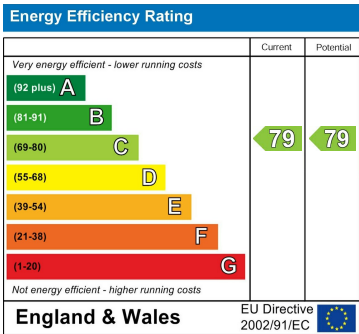
Area Map



Floor Plans



Energy Efficiency Graph



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.