

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Redfield Croft, Leigh

Situated in a prestigious location with good access to the town is this beautifully presented, well-proportioned two bedroom ground floor apartment with allocated parking and a communal garden to the rear

Asking Price £139,950

44 Redfield Croft

Leigh, WN7 1EN



In further the accommodation comprises :

GROUND FLOOR:

COMMUNAL ENTRANCE HALL

Access to all apartments.

ENTRANCE

Built in store cupboard. Convector Heater.

LOUNGE/DINING AREA/KITCHEN

22'5" (max) x 10'5" (max) (6.83m (max) x 3.18m (max))

Electric wall heater. Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Extractor. Part tiled walls. TV point. French doors to communal garden.

BATHROOM/WC

Panelled bath with shower fitment over

bath. Pedestal wash hand basin. Low level WC.

MASTER BEDROOM

11'3" (max) x 9'6" (max) (3.43m (max) x 2.90m (max))

TV point. Electric wall heater.

EN-SUITE

Shower cubicle. Pedestal wash hand basin. Low level WC.

BEDROOM

9'8" (max) x 7'5" (max) (2.95m (max) x 2.26m (max))

Electric wall heater.

OUTSIDE :

PARKING

The property has the benefits of an allocated parking space.

GARDENS

Well maintained communal gardens surround the apartment block.

TENURE :

Leasehold

COUNCIL TAX

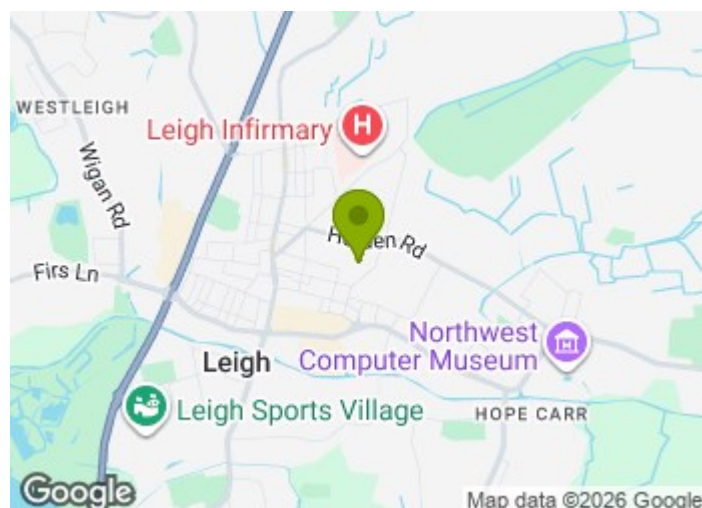
Council Tax Band B

VIEWING :

By appointment with the agent as overleaf.

PLEASE NOTE :

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.



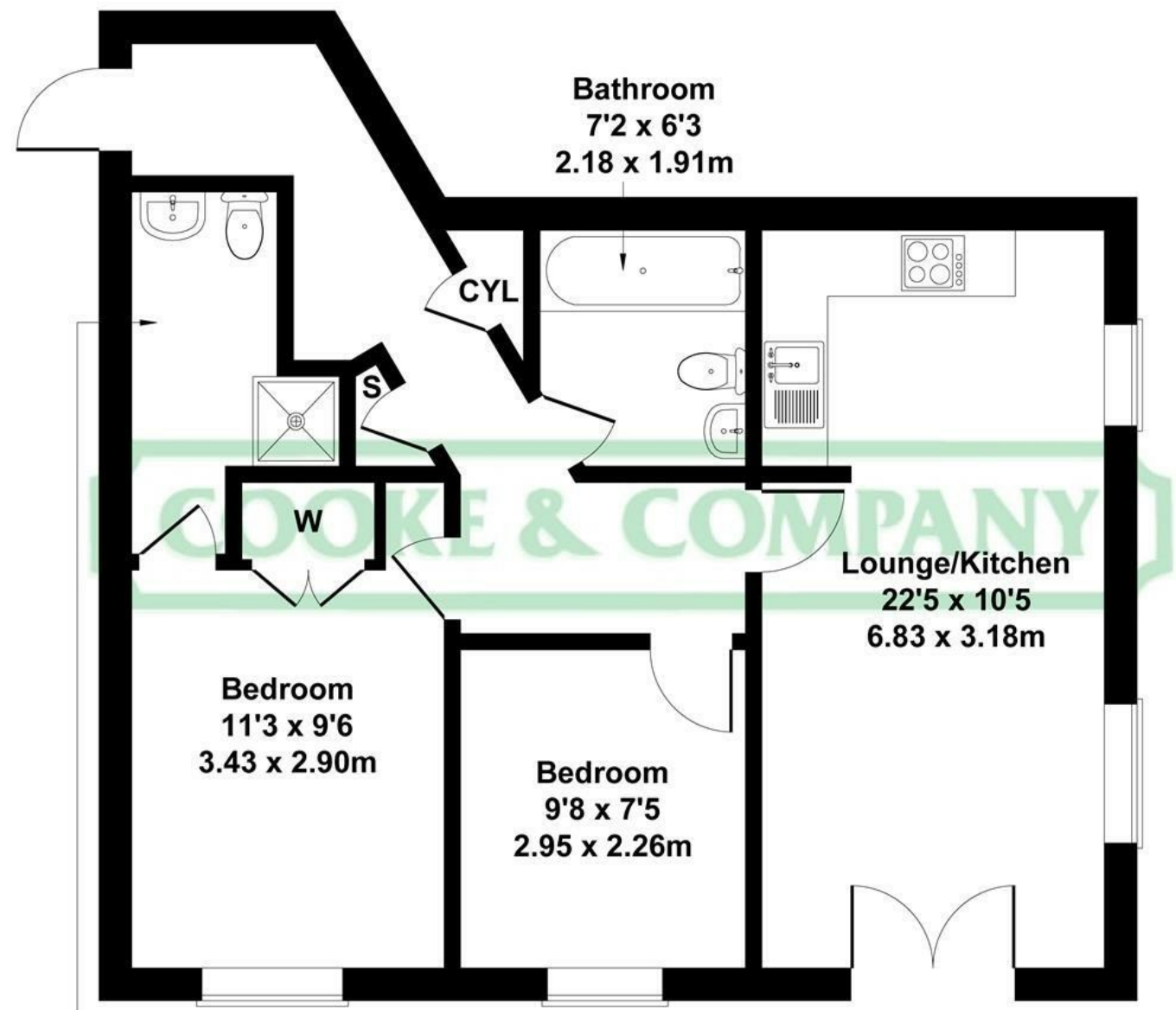
Directions

WN7 1EN



Floor Plan

Approximate Gross Internal Area
704 sq ft - 65 sq m



En-suite 4'8 x 4'5 1.42 x 1.35m

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		