

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Orchard Lane, Leigh

Situated in a popular and well established residential location within private gated development is this two bedroom attractive and spacious modern second floor apartment offering good sized accommodation to include private parking and spacious communal gardens

**Asking Price £140,000**

# 9 The Mews Orchard Lane

Leigh, WN7 1EJ



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

Access to the property at ground floor level is via external door and then a shared stairway/hallway which serves first floor apartment also.

## SECOND FLOOR:

### ENTRANCE

The apartment is accessed from the second floor landing area, but into a hall which leads to all of the other rooms except the kitchen which is accessed from the lounge/dining.

### LOUNGE/DINING AREA

21'5 (max) x 17'6 (max) ( 6.40m'1.52m (max) x 5.18m'1.83m (max) )

Feature wooden flooring. Inset lighting. Tv point. Two convector heater.

## KITCHEN

12'4 (max) x 7'4 (max) ( 3.66m'1.22m (max) x 2.13m'1.22m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Inset lighting. Integrated washer/dryer, dishwasher and fridge/freezer included. Tiled walls and flooring.

## BEDROOM

10'0 (max) x 9'5 (max) ( 3.05m'0.00m (max) x 2.74m'1.52m (max))

Built-in floor to ceiling wardrobes with good storage. Convector heater.

## BEDROOM

10'5 (max) x 7'7 (max) ( 3.05m'1.52m (max) x 2.13m'2.13m (max) )

Built-in floor to ceiling wardrobes with good storage. Convector heater.

## BATHROOM

Paneled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Fully tiled walls. Tiled flooring.

## OUTSIDE:

### PARKING

The property benefits allocated parking..

### GARDENS

The gardens are of good size and mature with lawn area and trees.

### TENURE

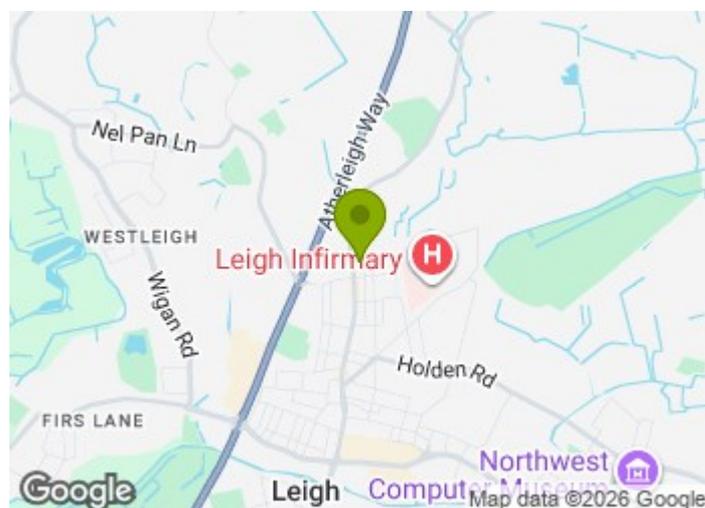
Leasehold £129.85pcm (ground rent £100pa on 250 year lease)

### COUNCIL TAX BAND

B

### 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.



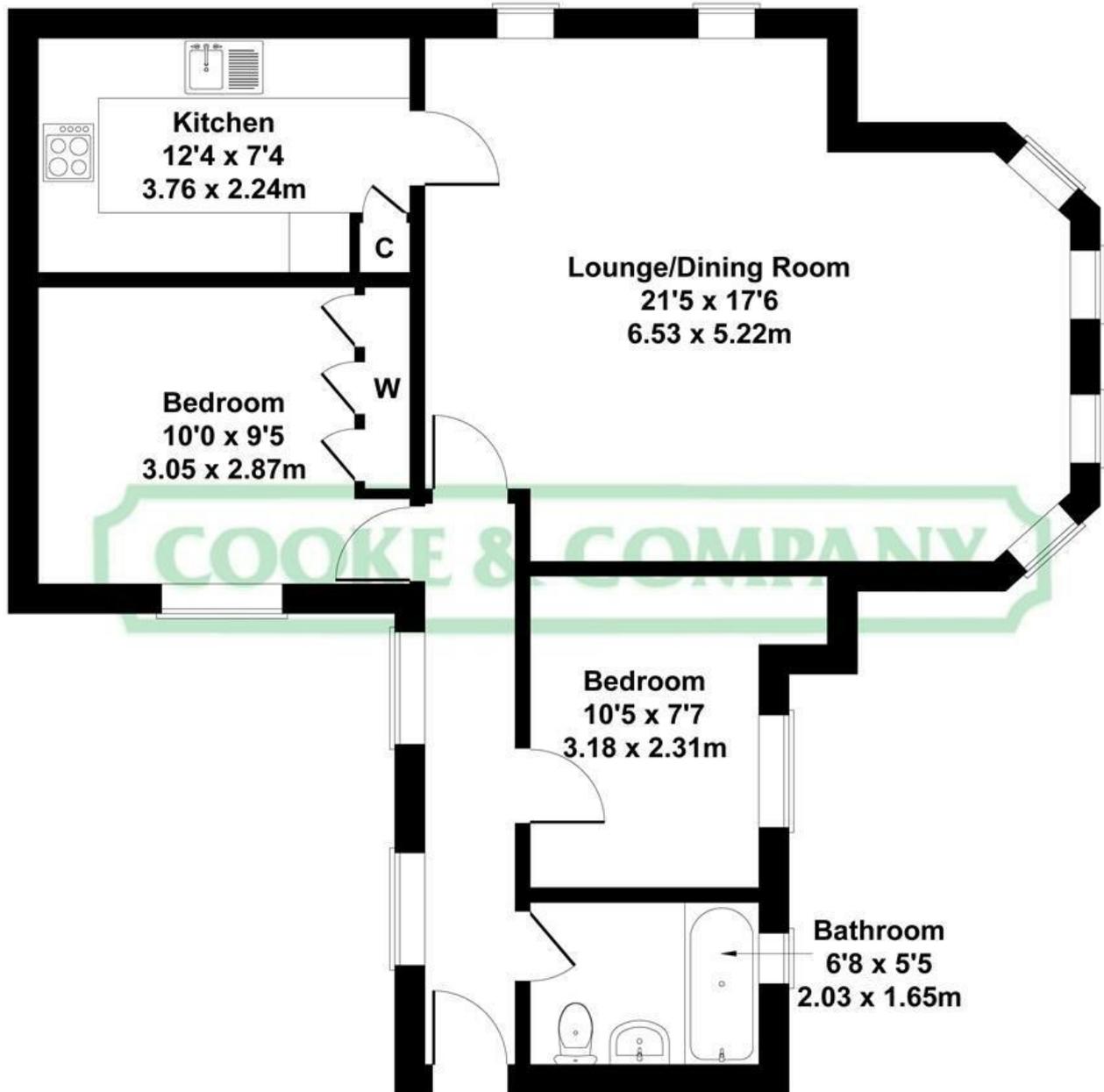
## Directions

Sat Nav ref; WN7 1EJ



## Floor Plan

Approximate Gross Internal Area  
765 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2025  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	