

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Ledgard Avenue, Leigh

Situated in a popular location with excellent access to the town and retail parks is this very attractive throughout two bedroom modern second floor apartment offering excellent first time accommodation

**Asking Price £105,000**

# 17 Ledgard Avenue

Leigh Sports Village, Leigh, WN7 4BG



In further the accommodation comprises:-

## GROUND FLOOR:

Access to all floors.

## SECOND FLOOR:

### ENTRANCE HALL

### LOUNGE

15'1 (max) x 11'9 (max) (4.57m'0.30m (max) x 3.35m'2.74m (max))

Convactor heater.

### KITCHEN

6'1 (max) x 9'6 (max) ( 1.83m'0.30m (max) x 2.74m'1.83m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls.

### BEDROOM

11'1 (max) x 10'1 (max) ( 3.35m'0.30m (max) x 3.05m'0.30m (max) )

Convactor heater.

### BEDROOM

6'8 (max) x 10'1 (max) ( 1.83m'2.44m (max) x 3.05m'0.30m (max) )

Convactor heater.

### BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

### OUTSIDE:

Communal gardens.

### TENURE

Leasehold.

### COUNCIL TAX BAND

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### VIEWING

By appointment with the agent as overleaf.

### PLEASE NOTE

\*\*This property is being sold on behalf of a

corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

\*\* \*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

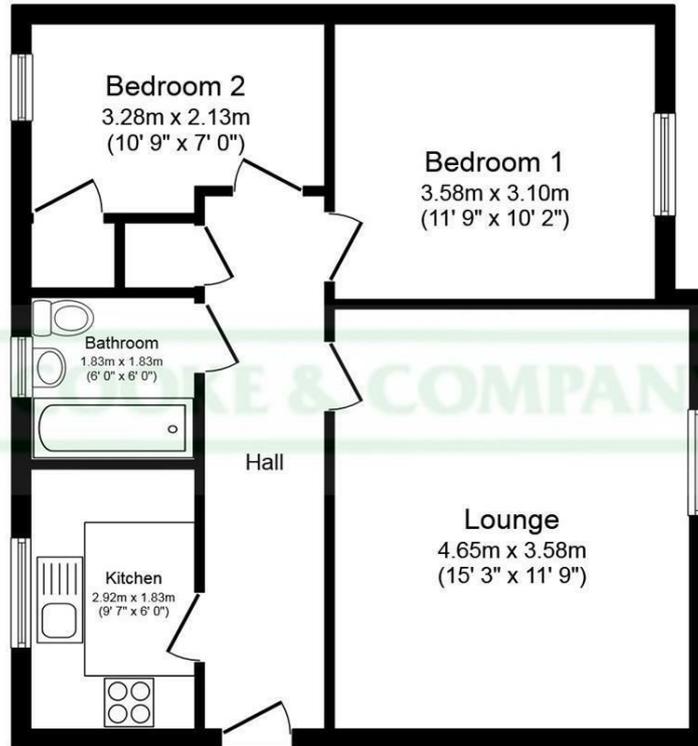


## Directions

Sat Nav Ref: Wn7 4BG



## Floor Plan



**Floor Plan**

Total floor area 56.9 sq.m. (612 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	