

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Plank Lane, Leigh

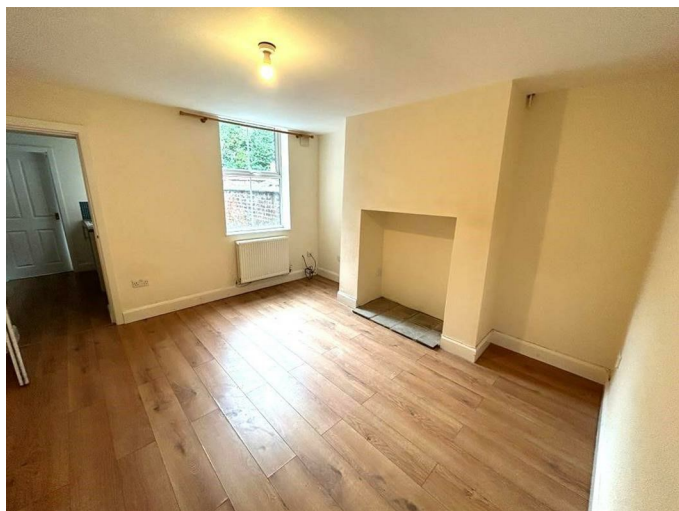
Located within a short walking to the new Marina at Pennington Wharf and with good access to public transport routes is mid terrace property which has been converted in to two self contained one bedroom apartments offered for sale as an investment opportunity

**Asking Price £120,000**



## GROUND FLOOR FLAT :

**LOUNGE 13'0 (max) x 12'5 (max) (3.96m (max) x 3.78m (max) )**



Radiator.

**KITCHEN 8'0 (max) x 6'9 (max) (2.44m (max) x 2.06m (max) )**



Fitted with base units and wall cupboards. Inset sink. Oven, hob and extractor hood. Door to rear.

**BEDROOM 11'9 (max) x 11'8 (max) (3.58m (max) x 3.56m (max) )**



Radiator.

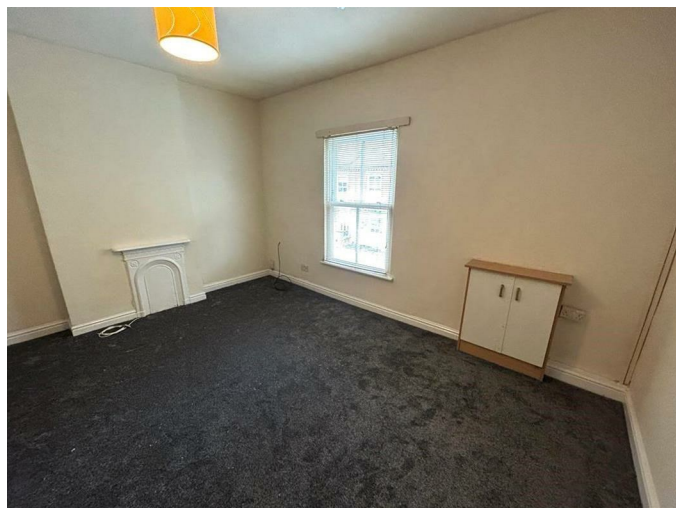
## BATHROOM



Panelled bath. Wash hand basin. Low level Wc. Gas fired central heating boiler. Radiator.

## FIRST FLOOR FLAT :

**LOUNGE 14'0 (max) x 11'9 (max) (4.27m (max) x 3.58m (max) )**

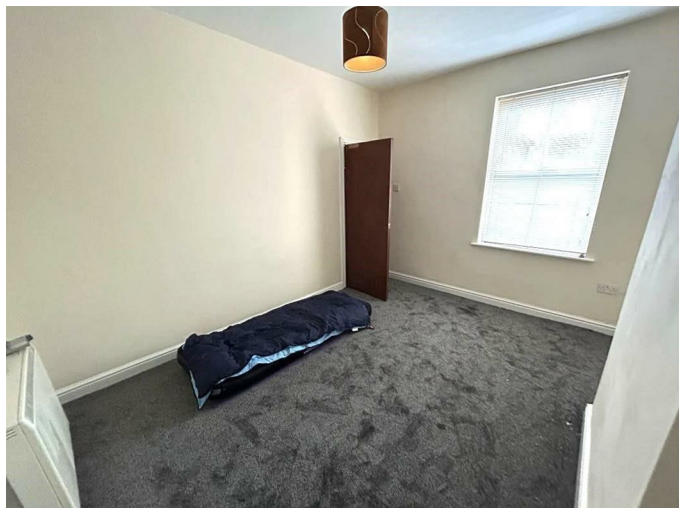


**KITCHEN 8'0 (max) x 8'0 (max) (2.44m (max) x 2.44m (max) )**



Fitted with base units and wall cupboards. Inset sink. Oven, hob and extractor hood.

**BEDROOM 13'0 (max) x 10'0 (max) (3.96m (max) x 3.05m (max) )**



**BATHROOM**



Panelled bath with electric shower fitment over bath. Wash hand basin. Low level WC.

**OUTSIDE :**

The property is pavement fronted with an enclosed area to the rear (for use by the ground floor flat).

**TENURE :**

Leasehold. Residue of 999 year Lease.

**COUNCIL AND TAX BAND**

Wigan Council Tax Band A.

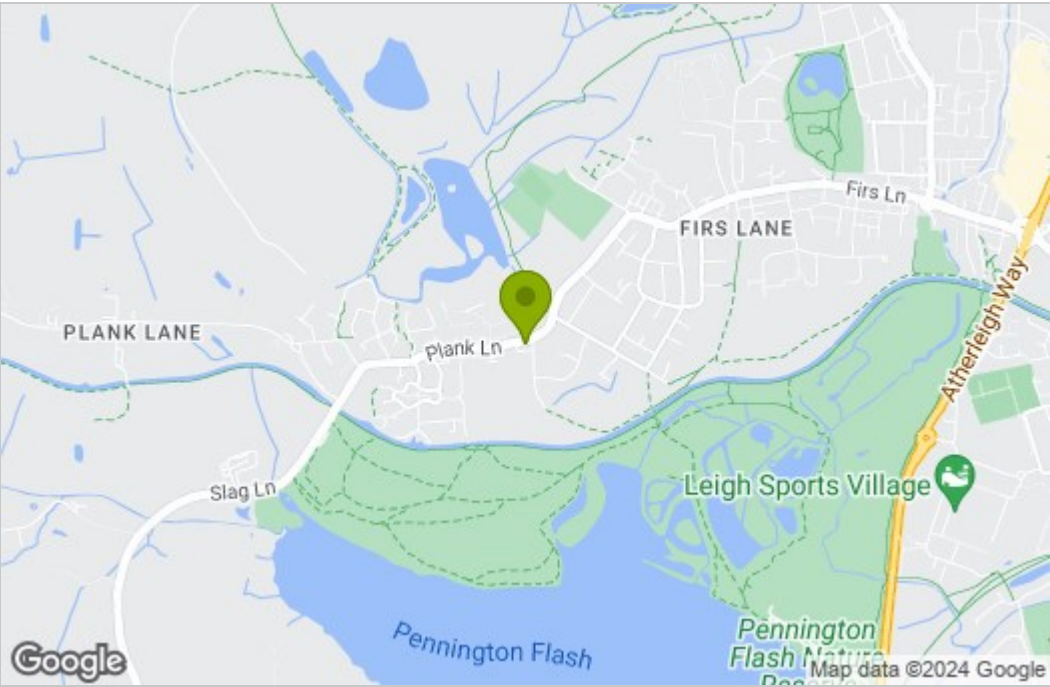
**SERVICES (NOT TESTED)**

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.

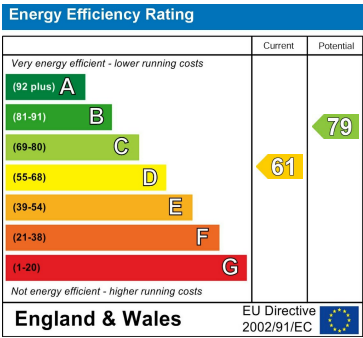


Floor Plan

Area Map



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.