

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Priestfields, Leigh

Situated in a very popular and well established location with excellent access to the town centre and commuter routes via the Guided Busway is this first floor two bedroom apartment

Ideal for a first time buyer

Asking Price £96,000

78 Priestfields

Leigh, WN7 2RX



In further the accommodation comprises:-

FIRST FLOOR

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

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

French doors to Juliet Balcony. Radiator

KITCHEN/DINING AREA

Fully fitted with wall and base cupboards. Work surface. Sink unit with mixer taps. Plumbing for washing machine. Built in oven and gas hob with extractor fan. Radiator.

BEDROOM

11'8 (max) x 11'4 (max). (3.35m'2.44m (max) x 3.35m'1.22m (max).)

Built in wardrobe. Radiator

ENSUITE

Walk in shower. Low level WC. Wash basin. By appointment with the agents as overleaf.

BEDROOM

10'9 (max) x 8'3 (max) (3.05m'2.74m (max) x 2.44m'0.91m (max))

BEDROOM 10'9 (max) x 8'3 (max).

Radiator.

BATHROOM

7'4 (max) x 5'5 (max). (2.13m'1.22m (max) x 1.52m'1.52m (max).)

Panelled bath. Low level WC. Wash basin. Radiator.

OUTSIDE

PARKING

The property has the benefit of a private car park for residents

TENURE

Leasehold

VIEWING

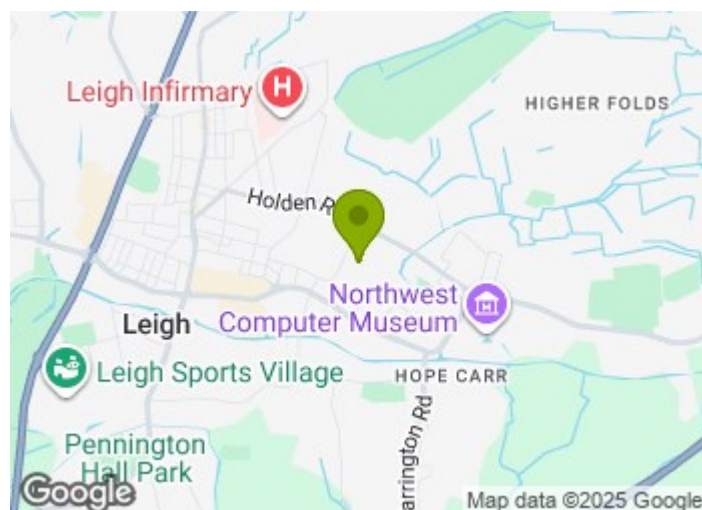
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.

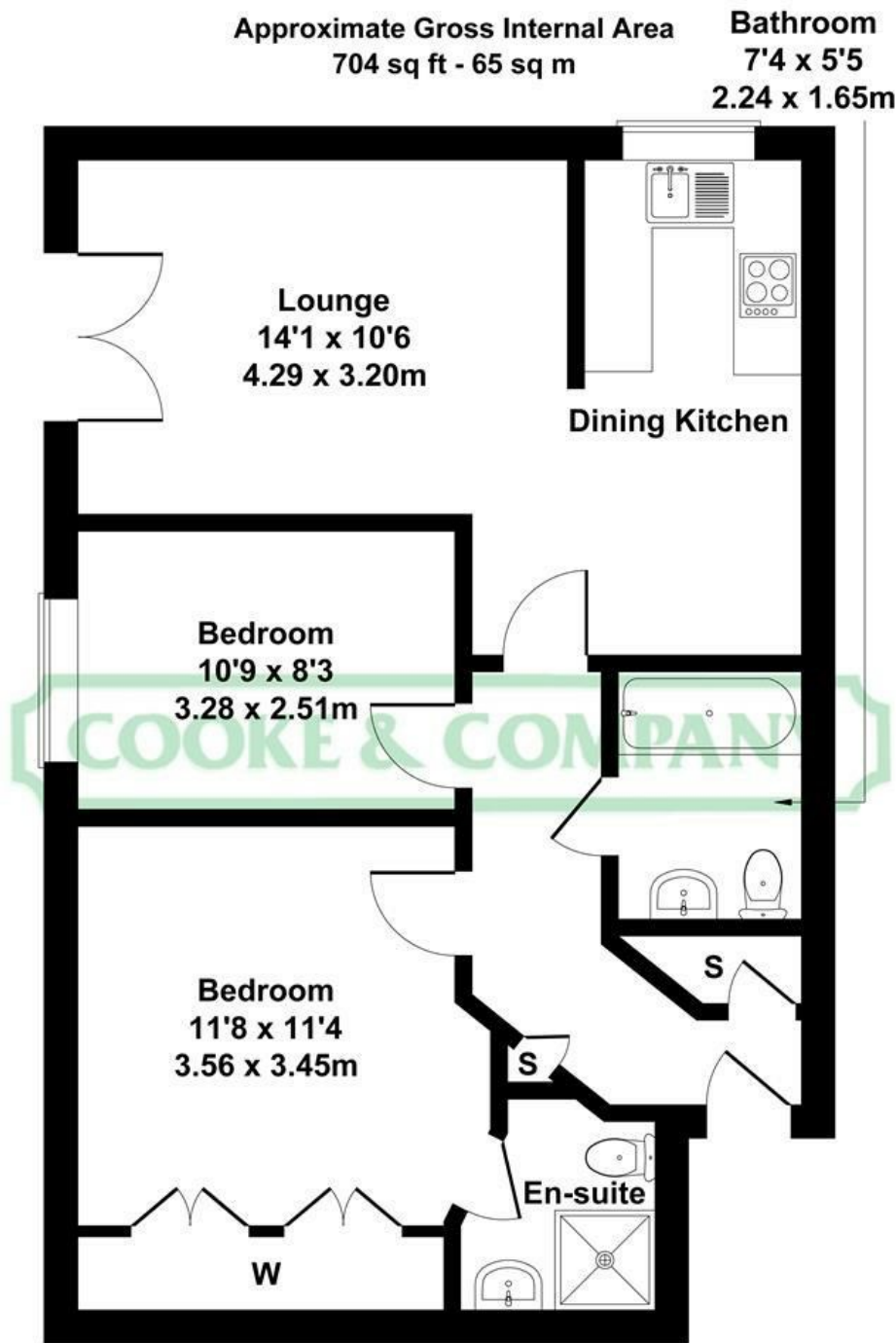


Directions

WN7 2RX



Floor Plan



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 firms 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	82	82
(69-80) C		
(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	