

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Warwick Street, Leigh

Offered for sale with no onward chain
is this first floor apartment with one bedroom
with lovely views overlooking The Bridgewater Canal
in a small block of four
in need of some improvements but offering
excellent opportunity for a first purchase
or investment opportunity

Asking Price £79,950

ENTRANCE HALL

LOUNGE 12'1 (max) x 12'5 (max) (3.68m (max) x 3.78m (max))



Radiator. Gas Fire.

KITCHEN 8'9 (max) x 8'7 (max) (2.67m (max) x 2.62m (max))



Gas cooker point. Gas fired central heating boiler.

BEDROOM 10'6 (max) x 10'0 (max) (3.20m (max) x 3.05m (max))

Radiator.

BATHROOM



Shower Cabinet. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE :

A private garden is to the rear with lovely views overlooking The Bridgewater Canal and open fields beyond. Mooring Rights can be Leased subject to an annual charge.

TENURE :

Leasehold. Residue of 125 year Lease from 2019. Ground Rent £10.00 per annum.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

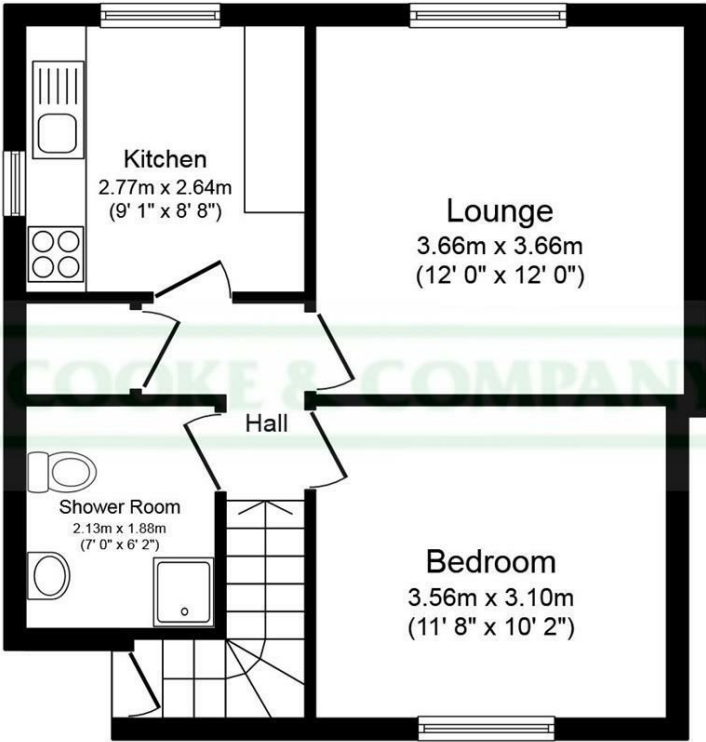
SERVICE CHARGE :

£306.79 per annum.

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.

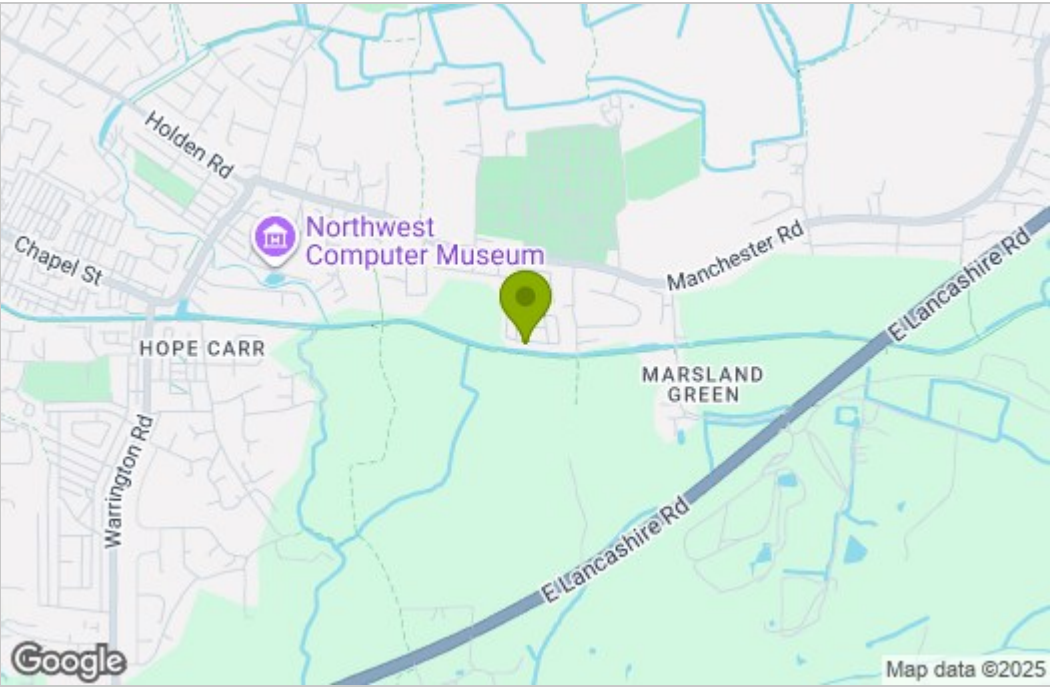
Floor Plan



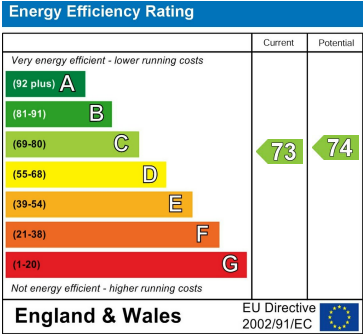
Floor Plan

Total floor area 43.2 sq.m. (465 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

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.