COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Tower Grove, Leigh

Offered for sale with no onward chain and in a small block of four is this purpose built first floor flat with one bedroom offering well presented accommodation throughout and an ideal first purchase with attractive communal gardens and parking space

OVER 55's ONLY - CASH BUYERS ONLY

Asking Price £50,000

5a Tower Grove

Leigh, WN7 2TZ

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In further the accommodation comprises :

GROUND FLOOR:

ENTRANCE Private entrance with stairway to first floor.

FIRST FLOOR :

ENTRANCE HALL Walk in store cupboard.

LOUNGE 12’2 (max) x 12’1 (max) TV Point. Radiator.

KITCHEN 9’1 (max) x 8’7 (max) Fitted with base units and wall cupboards. Inset sink with mixer tap. Oven and Hob. Integrated fridge freezer. Plumbing for washing machine. Radiator.

BEDROOM 11’8 (max) x 10’3 (max) Radiator.

BATHROOM Panelled bath with shower fitment. Vanity unit wash hand basin. Low level WC. Radiator. Par tiled walls.

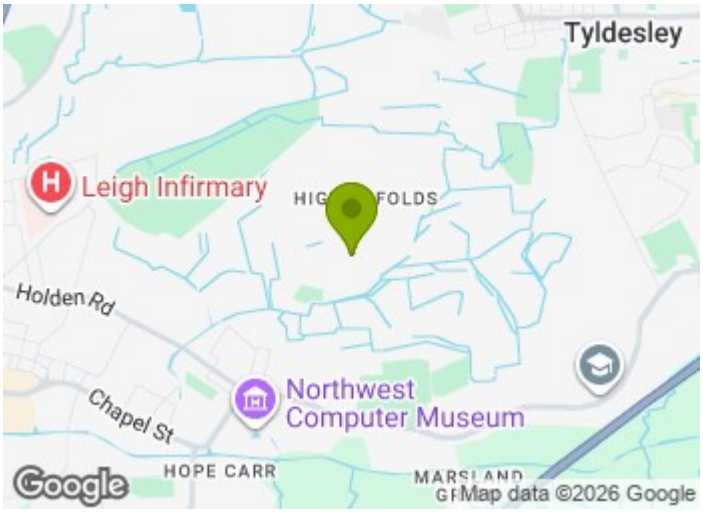
OUTSIDE: Attractive communal gardens surround the block and parking for residents is available.

TENURE : Leasehold. Residue of 99 year Lease from 2000. Nominal Ground Rent.

SERVICE CHARGES: Approximately £116.00 per calendar month.

VIEWING By appointment with the agents as overleaf.

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.

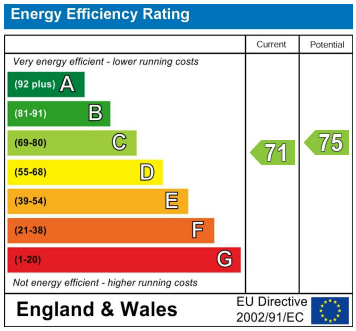


Directions

Sat Nav Ref: WN7 2TZ

Floor Plan

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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