

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Stott Wharf, Leigh

Situated on a modern development with lovely views over The Bridgewater Canal and excellent access to the town centre and public transport routes is this two bedroom modern ground floor apartment offering ideal first time accommodation including private parking, communal garden and available with no onward chain

**Asking Price £109,950**

## COMMUNAL ENTRANCE HALL

### APARTMENT 83

#### ENTRANCE HALL

**LOUNGE WITH DINING AREA 14'7 (max) x 14'3 (max) (4.45m (max) x 4.34m (max) )**



Double doors. Radiator.

**KITCHEN 8'3 (max) x 7'9 (max) (2.51m (max) x 2.36m (max) )**



Fitted kitchen with wall cupboards and base units. Inset Sink with mixer tap. Oven hob and extractor fan. Plumbing for washing machine.

**BEDROOM 10'4 (max) x 14'9 (max) (3.15m (max) x 4.50m (max) )**



Radiator.

**BEDROOM 10'6 (max) x 7'1 (max) (3.20m (max) x 2.16m (max) )**

Radiator.

#### BATHROOM



Large shower cubicle. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Fully tiled walls and ceramic tiled floor.

#### OUTSIDE :

##### PARKING

The property benefits from a private car park for residents.

##### GARDENS

Communal gardens surrounding the property.

##### SERVICE CHARGE :

Current details awaited from the seller.

##### COUNCIL AND TAX BAND

Wigan Council Tax Band A.

##### SERVICES (NOT TESTED)

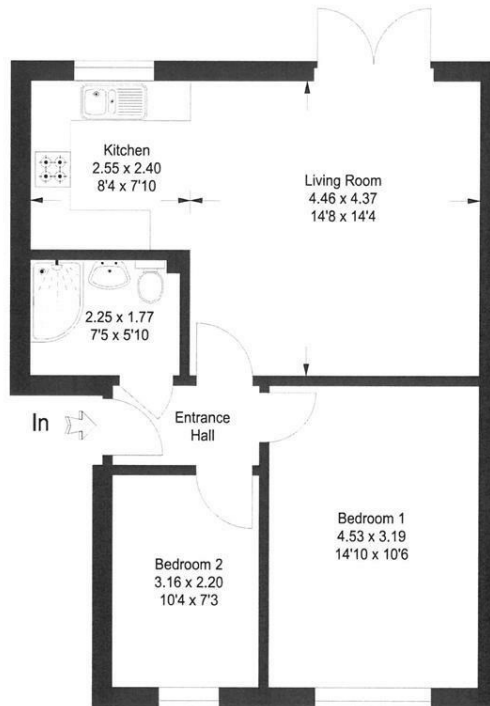
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Floor Plan

# 83, Stott Wharf, Leigh.

Gross internal area ( approx ) :-

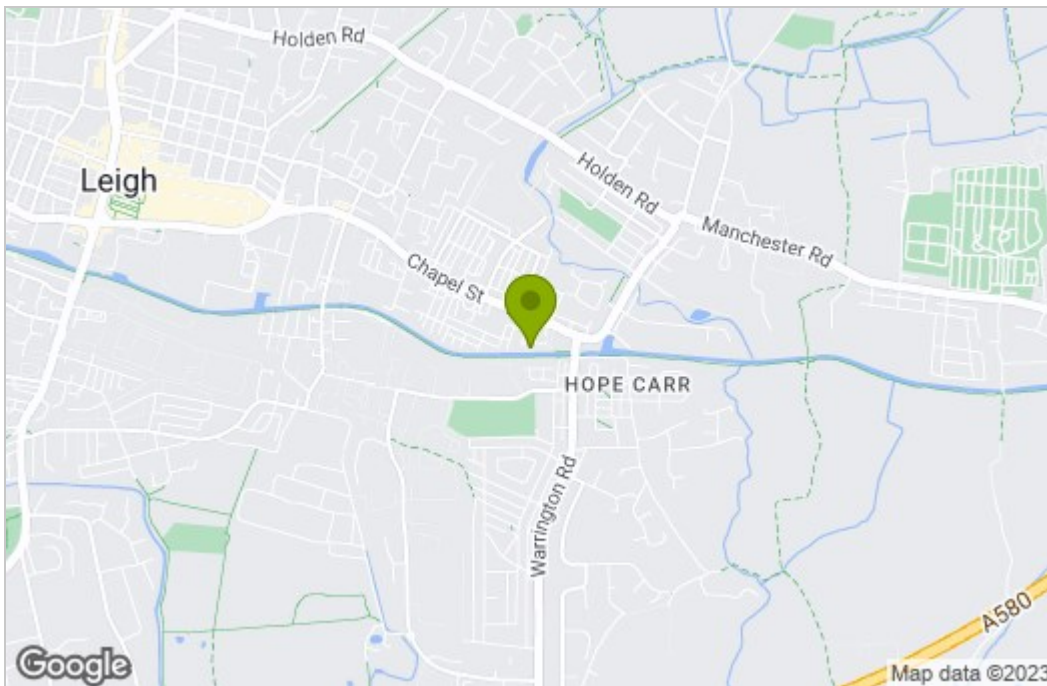
56 sq m / 602 sq ft



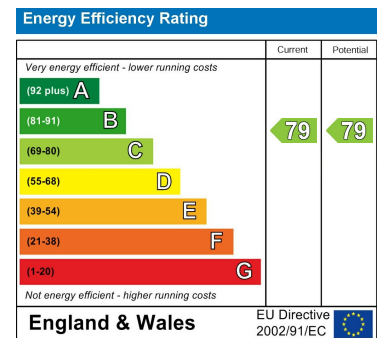
Ground Floor

This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.