

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Stott Wharf, Leigh

Asking Price £119,950



Situated within a popular development by the Bridgewater Canal is this attractive and spacious two bedroom ground floor apartment offering well proportioned living accommodation with good access to the town centre to include allocated parking and communal gardens



In further the accommodation comprises:-

**COMMUNAL ENTRANCE**

Access to all floors.

**GROUND FLOOR:**

**ENTRANCE HALL**

Radiator.

**LOUNGE/DINING AREA 14’3 (max) x 14’6 (max) ( 4.27m’0.91m (max) x 4.27m’1.83m (max) )**

Double doors. Radiator.

**KITCHEN 8’3 (max) x 7’9 (max) ( 2.44m’0.91m (max) x 2.13m’2.74m (max) )**

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven and hob. Part tiled walls.

**BEDROOM 10’3 (max) x 14’7 (max) ( 3.05m’0.91m (max) x 4.27m’2.13m (max))**

Radiator.

**BEDROOM 10’3 (max) x 7’3 (max) ( 3.05m’0.91m (max) x 2.13m’0.91m (max))**

Radiator.

**BATHROOM**

Shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls. Heated towel rail.

**OUTSIDE:**

**GARDENS & PARKING** The property benefits allocation parking space and communal gardens.

**TENURE**

Leasehold. 999 years (service charge approx. 70pcm)

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX BAND**

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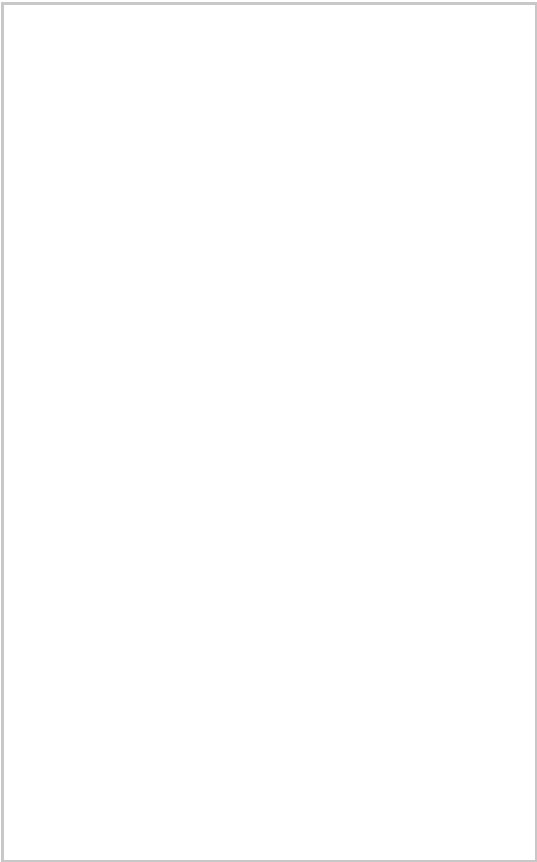
**PLEASE NOTE**

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.

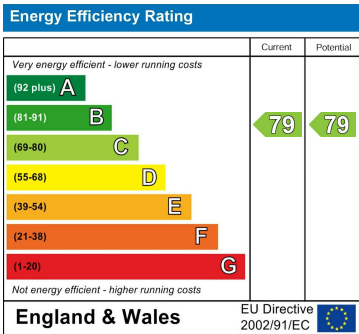
**Area Map**



**Floor Plans**



**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.