COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Canalside Gardens, Leigh

Situated in a desirable location close to the Town Centre is this modern two-bedroom semi- detached home available on a shared ownership basis offering stylish contemporary living with picturesque canal views and excellent access to local amenities.

60% Shared Ownership
RENT £227.99 PER MONTH (INCLUDING BUILDING INSURANCE, GROUND RENT & SERVICE CHARGE)

Asking Price £138,000

6 Canalside Gardens

Leigh, WN7 4GS

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- PICTURESQUE CANAL VIEWS TO FRONT OF PROPERTY
- IDEAL FIRST TIME HOME
- 60% SHARED OWNERSHIP PROPERTY
- DESIRABLE LOCATION

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY

LOUNGE

42'7"'36'1" (max) x 36'1"'3'3" (max) (13'11 (max) x 11'1 (max))

TV Point. Radiators. Storage cupboard. Wooden flooring

KITCHEN/DINING ROOM

11'2 (max) x 10'8 (max) (3.40m (max) x 3.25m (max))

Modern fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps.. Oven. Gas hob. Extractor hood. Plumbing for washing machine. Dining area. French doors to rear garden.

DOWNSTAIRS WC

Low level WC, Pedestal hand wash basin. Radiator.

FIRST FLOOR

LANDING

BEDROOM

14'6 (max) x 10'1 (max) (4.42m (max) x 3.07m (max))

Two windows, Storage cupboard. Radiator.

BEDROOM

15'1 (max) x 7'4 (max) (4.60m (max) x 2.24m (max))

Radiator.

FAMILY BATHROOM

Panelled bath with overhead shower fitment and screen. Pedestal hand wash. Low level WC. Heated towel rail. Part tiled walls

OUTSIDE

The property is garden fronted and approached over an entrance driveway which offers ample off street parking. The rear private garden is fully fenced and mainly laid to lawn, with raised flower beds and borders with a paved patio area perfect for outdoor entertaining.

TENURE

Leasehold

SHARED OWNERSHIP

60% Shared Ownership

RENT

£227.99 per month which included building insurance, ground rent and service charge.

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

PLEASE NOTE

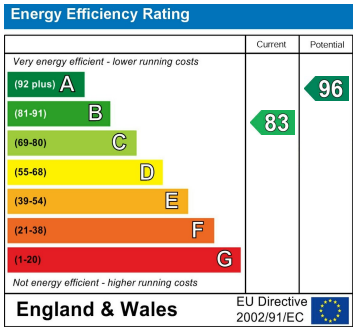
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Directions

WN7 4GS

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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