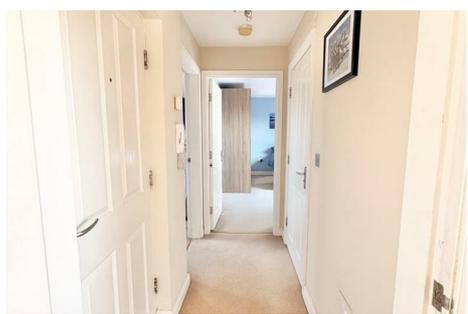


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manley Park, Leigh

Situated in a very popular and established residential location with good access to the town centre and the guided busway for social and commuter routes is this well presented two bedroom second floor penthouse apartment offering excellent accommodation to include allocated parking and communal gardens

Asking Price £145,000

14 Manley Park

Guest Street, Leigh, WN7 2RW



In further the accommodation comprises:-

GROUND FLOOR:

COMMUNAL ENTRANCE

Access to all floors.

SECOND FLOOR

ENTRANCE HALL:

LOUNGE/KITCHEN/DINING AREA

27'4 (max) x 19'0 (max) (8.23m'1.22m (max) x 5.79m'0.00m (max))

Feature fireplace. Radiators. TV point. Fully fitted kitchen with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Oven, Hob and extractor. Part tiled walls. Velux windows.

BEDROOM

18'0 (max) x 13'7 (max) (5.49m'0.00m (max) x 3.96m'2.13m (max))

Radiator. Velux windows.

BEDROOM

14'3 (max) x 13'5 (max) (4.27m'0.91m (max) x 3.96m'1.52m (max))

Radiator. Velux windows

BATHROOM

Panelled bath with overhead shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Velux window.

OUTSIDE:

PARKING

The property benefits from a private allocated parking space.

COMMUNAL GARDENS:

Mainly laid to lawn with surrounding flowerbeds and well stocked borders.

TENURE

Leasehold

COUNCIL AND TAX BAND:

Wigan Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

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 2RW



Floor Plan

14 Manley Park, Leigh



Total Area: 102.6 m² ... 1105 ft²

All measurements are approximate and for display purposes only

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	