

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Atherton

Situated in a popular and well established location with excellent access to Atherton and Leigh town centres is this ground floor two bedroom apartment offering ideal first time accommodation or investment to include communal gardens and allocated parking

Asking Price £120,000

Apt 18 Leigh Road

Atherton, M46 0NW



In further the accommodation comprises:-

GROUND FLOOR:

COMMUNAL ENTRANCE Access to all floors.COMMUNAL E

Access to all floors.

ENTRANCE HALL

LOUNGE/KITCHEN

17'9 (max) x 9'9 (max) tv (5.18m'2.74m (max) x 2.74m'2.74m (max) tv) point. Patio doors over looking communal green/gardens. Convectors heater. Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine.

BEDROOM

13'9 (max) x 9'5 (max) (3.96m'2.74m (max) x 2.74m'1.52m (max))

Convactor heater.

BEDROOM

11'9 (max) x 8'6 (max) (3.35m'2.74m (max) x 2.44m'1.83m (max))

Convactor heater.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Level WC.

OUTSIDE:

The property includes parking space and benefits communal gardens, mainly laid to lawn.

TENURE

Leasehold.

VIEWING

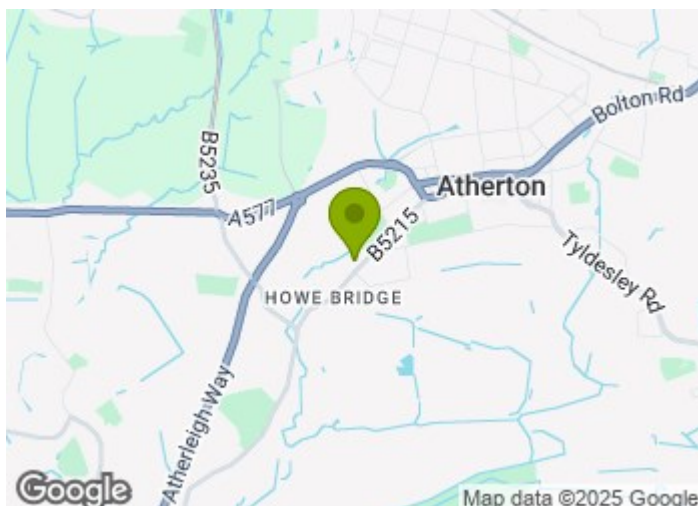
By appointment with the agents as overleaf.

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.

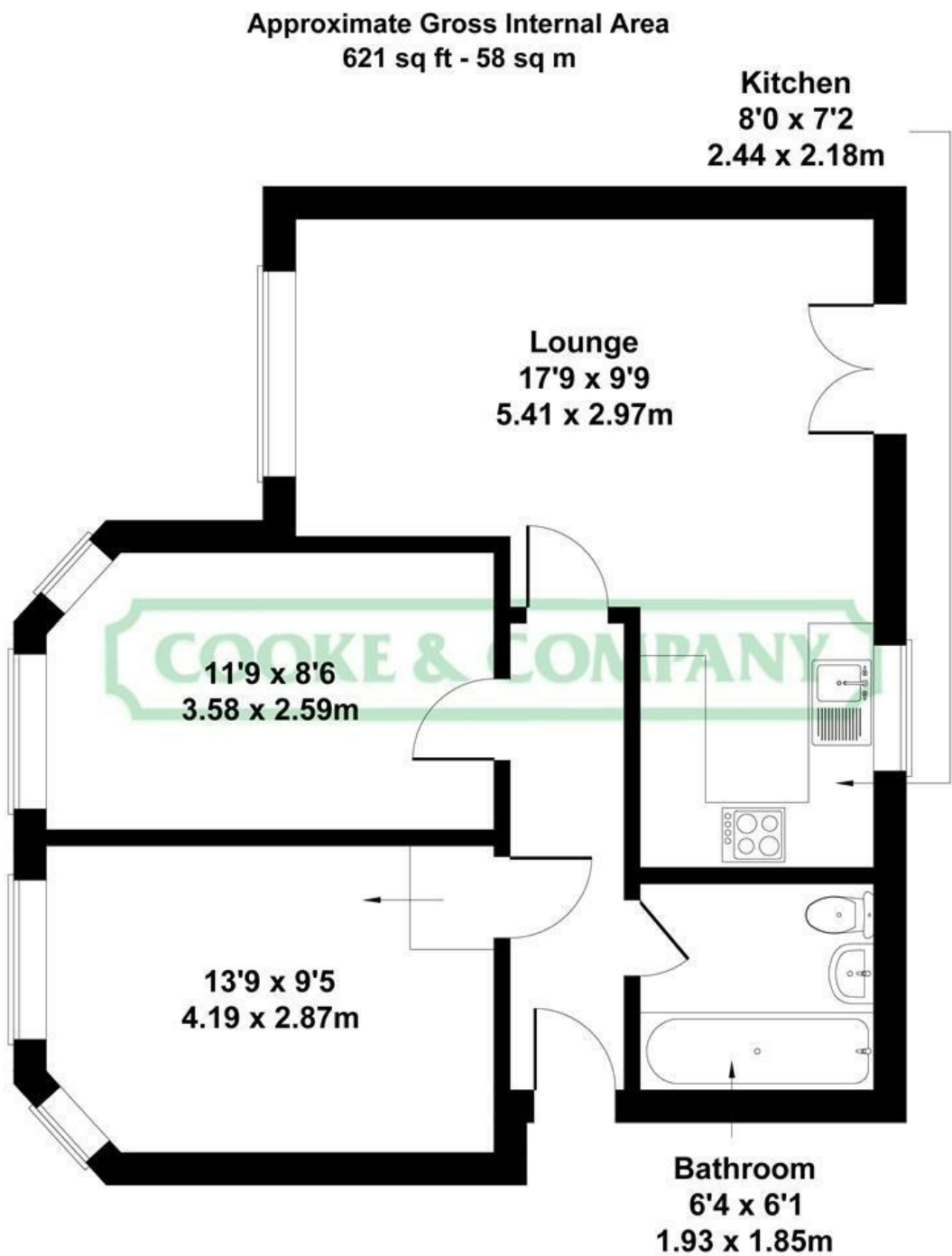


Directions

Sat Nav Ref: M46 0NW



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
For Illustrative 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		