

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Redfield Croft, Leigh

Situated in a prestigious location with good access to the town is this beautifully presented, well-proportioned two bedroom ground floor apartment with a communal garden to the rear

**Asking Price £136,995**



# 4 Redfield Croft

Leigh, WN7 1EN



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE

### LOUNGE/DINING AREA/KITCHEN

31'5 (max) x 11'4 (max) (9.45m'1.52m (max) x 3.35m'1.22m (max))  
Electric wall heaters. Fully fitted kitchen with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Integrated oven and extractor fan. Part tiled walls. TV Point. Storage cupboard. French doors leading to communal garden.

### BEDROOM

11'4 (max) x 9'9 (max). (3.35m'1.22m (max) x 2.74m'2.74m (max).)  
TV point. Electric wall heater.

### BEDROOM

9'0 (max) x 7'6 (max). (2.74m'0.00m (max) x 2.13m'1.83m (max).)  
Electric wall heater.

### BATHROOM

7'1 (max) x 5'8 (max (2.13m'0.30m (max) x 1.52m'2.44m (max)  
Bath with overhead shower. Wash basin. WC.

### STORE ROOM

### OUTSIDE

### PARKING

Allocated parking space

### GARDENS

Well established communal garden to the rear

### TENURE

Leasehold

### VIEWING

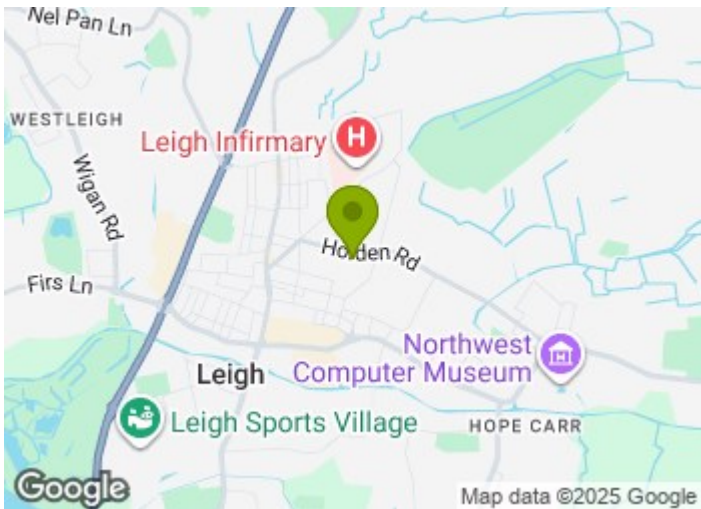
By appointment with the agents as overleaf.

### 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.

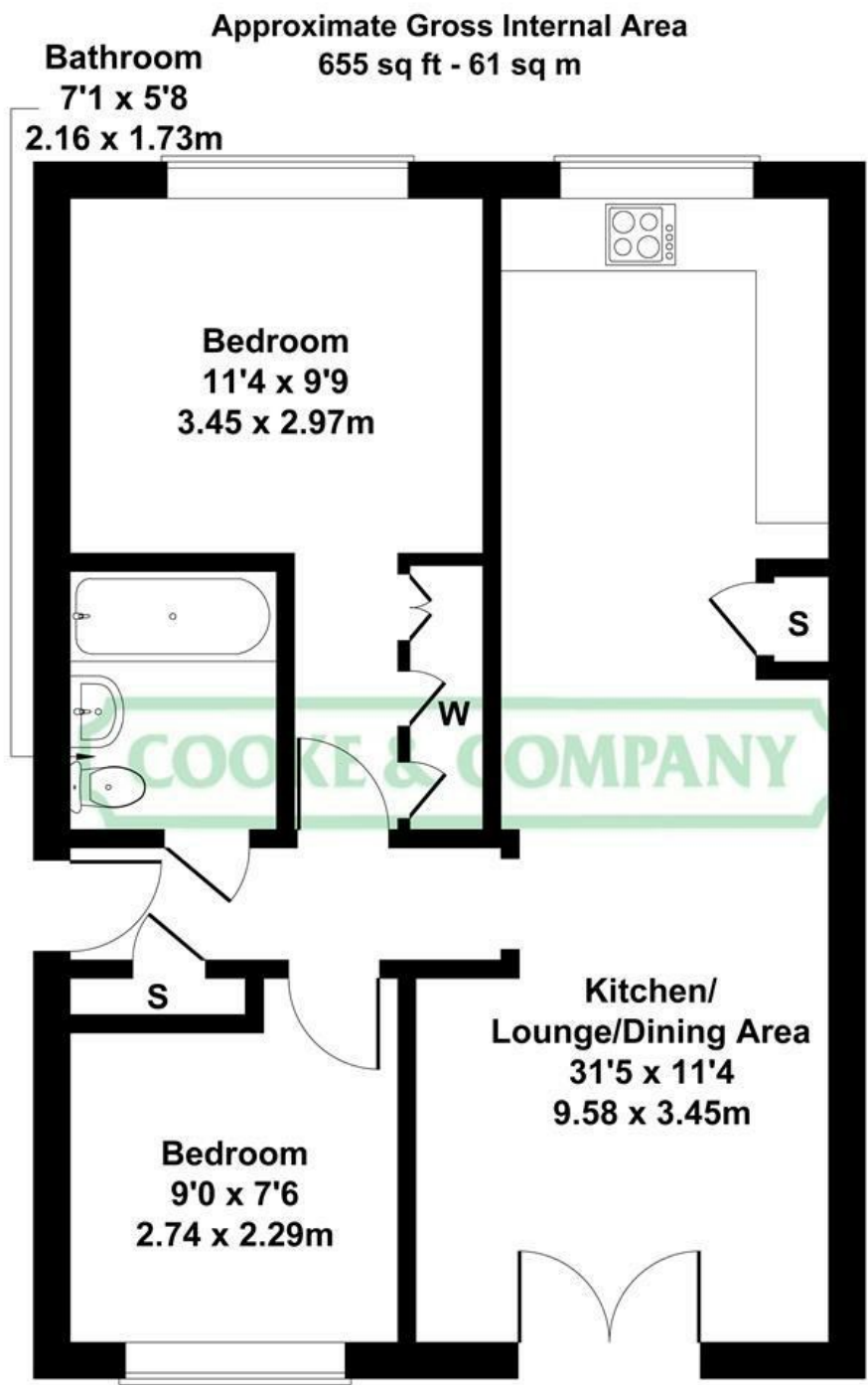


## Directions

WN7 1EN



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	