



Brentwood Grove, Leigh

Purpose built two bedroom first floor
apartment offering good sized accommodation throughout
including communal gardens, allocated car park space and good access to the
town centre and public transport routes

Asking Price £115,000

12 Brentwood Grove

Leigh, WN7 1UG



In further the accommodation comprises:-

BEDROOM

11'9 (max) x 10'4 (max) (3.35m'2.74m (max) x 3.05m'1.22m (max))
Built in wardrobes. Radiator.

PARKING

The property has an allocated car parking space.

BEDROOM

9'9 (max) x 7'0 (max) (2.74m'2.74m (max) x 2.13m'0.00m (max))
Radiator.

TENURE

Leasehold

BATHROOM

6'3 (max) x 5'4 (max) (1.91m (max) x 1.63m (max))
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

COUNCIL TAX

Council Tax Band A

OUTSIDE:

GARDENS

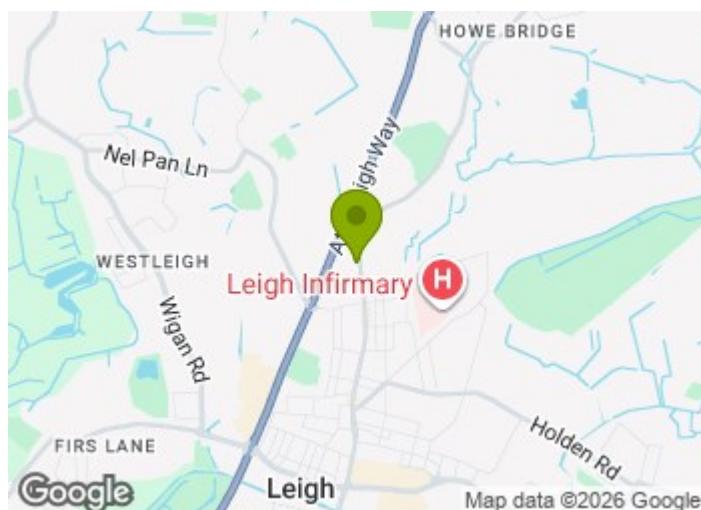
Communal gardens.

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.



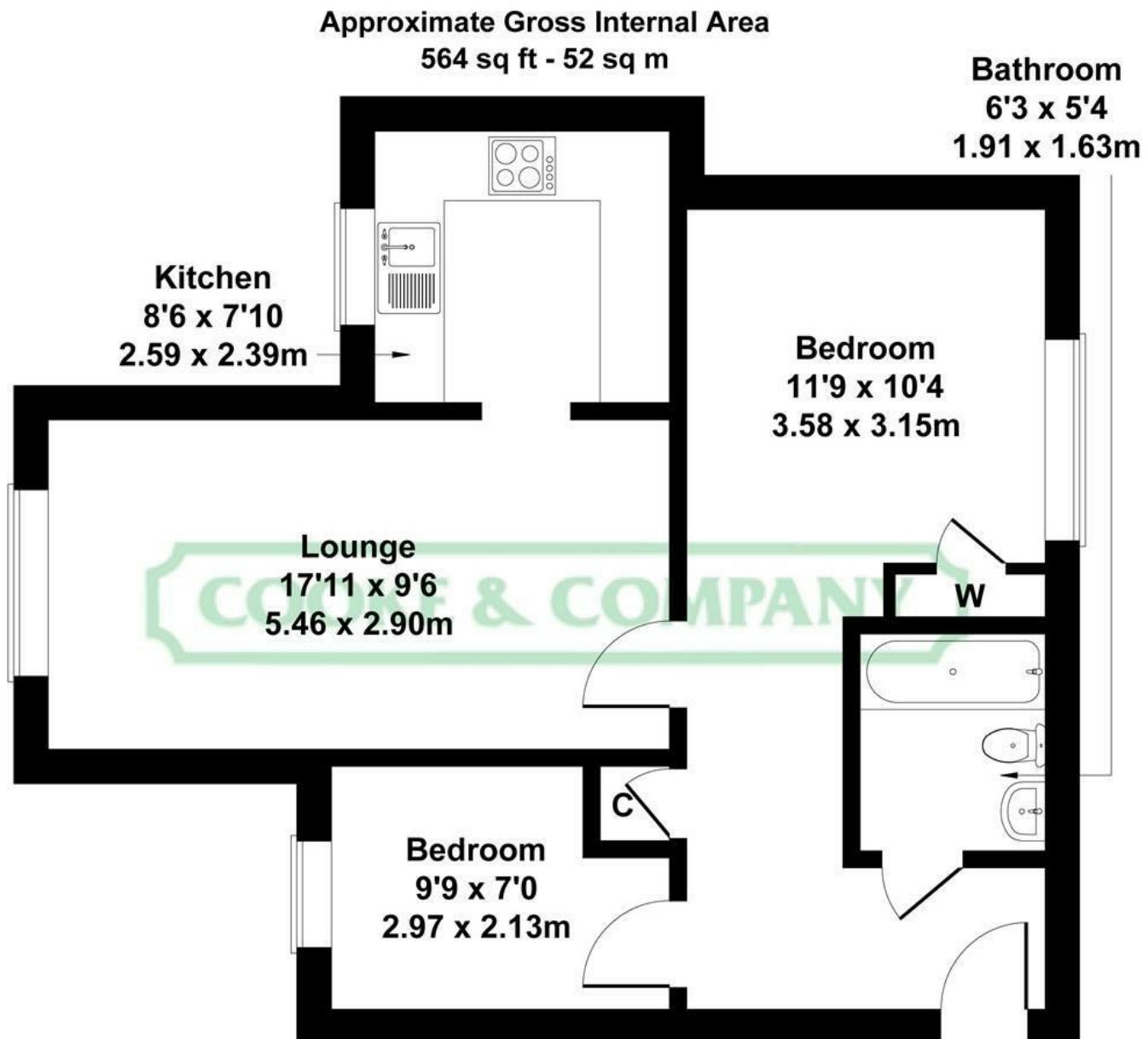
Directions

WN7 1UG

Map data ©2026 Google



Floor Plan



APARTMENT

Not to Scale. Produced by The Plan Portal 2026
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	79	80
(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	