

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Brentwood Grove, Leigh

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

Asking Price £120,000

39 Brentwood Grove

Leigh, WN7 1UG



In further the accommodation comprises:-

COMMUNAL ENTRANCE HALL

SECOND FLOOR

ENTRANCE HALL

LOUNGE

14'5 (max) x 12'9 (max) (4.27m'1.52m (max) x 3.66m'2.74m (max))
Radiator. TV point. Juliet style balcony

KITCHEN

8'9 (max) x 6'10 (max) (2.44m'2.74m (max) x 1.83m'3.05m (max))
Fully fitted with wall and base cupboards. Plumbing for washing machine. Sink unit with mixer tap. Oven, gas hob and extractor fan.

BEDROOM

10'8 (max) x 10'5 (max) (3.05m'2.44m (max) x 3.05m'1.52m (max))
Built in wardrobes. Radiator.

BEDROOM

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

BATHROOM

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

PARKING

The property has an allocated car parking space.

GARDENS

Communal gardens.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

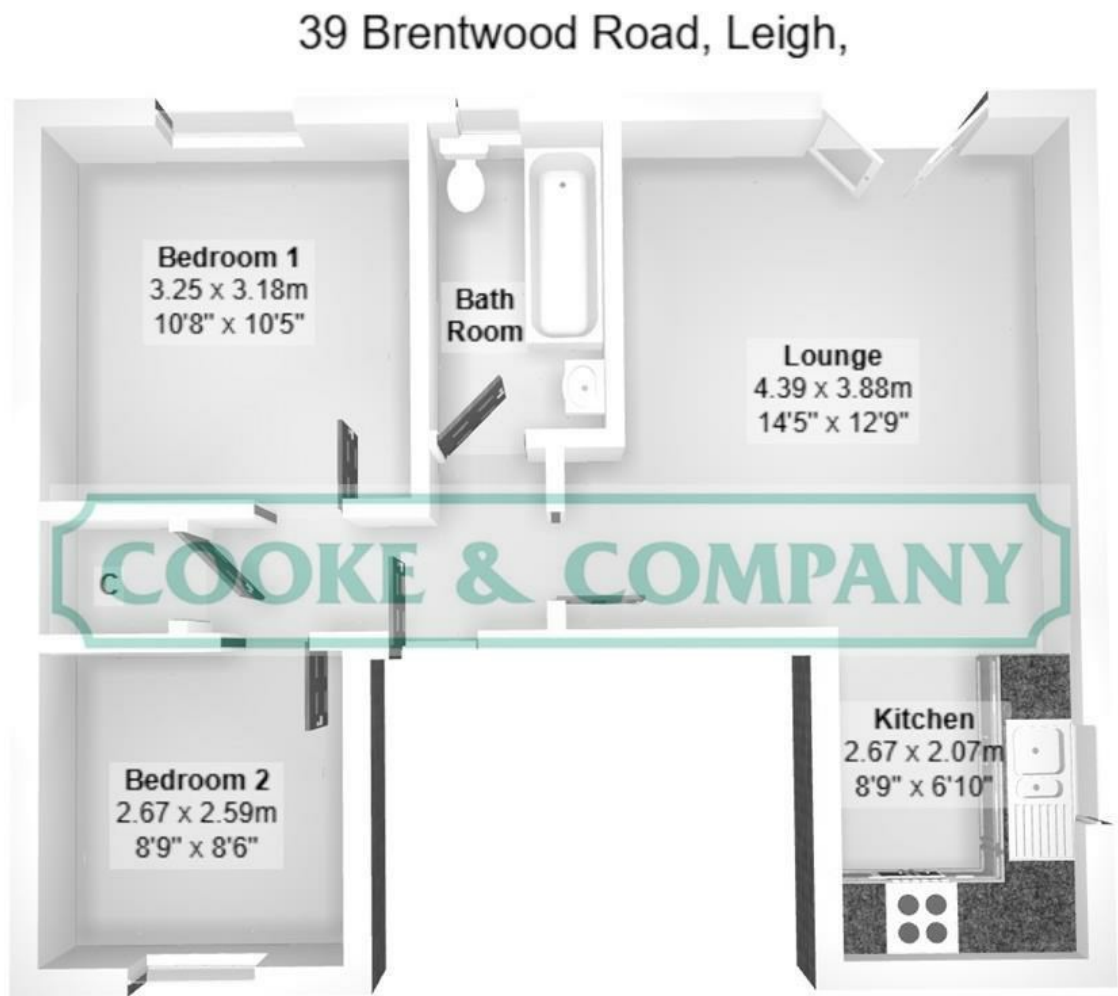
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 1UG



Floor Plan



Total Area: 52.2 m² ... 562 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 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	81	82
(69-80) C		
(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	