

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

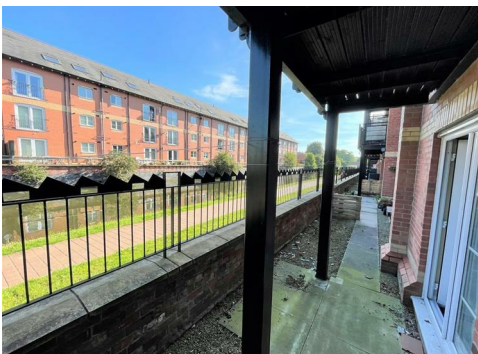


Pendle Court, Leigh

Asking Price £89,950



Situated in an established residential area is this ground floor purpose built two bedroom apartment by Bellway Homes offering modern and contemporary living with attractive views over the Bridgewater Canal



In further the accommodation comprises:

GROUND FLOOR:

COMMUNAL ENTRANCE

Built in store cupboard. Access to all floors.

LOUNGE/DINING KITCHEN 52'5" x 22'11" (max) x 49'2" x 19'8" (max) (16'7 (max) x 15'6 (max))

TV point. Fitted with wall and base cupboards. Sink unit. Oven hob and extractor fan.

BEDROOM 32'9" x 19'8" (max) x 29'6" x 29'6" (max) (10'6 (max) x 9'9 (max))

Convactor heater. Views over the canal.

BEDROOM 39'4" x 19'8" (max) x 32'9" x 6'6" (max) (12'6 (max) x 10'2 (max))

Patio over canal. Convactor heater.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Window

OUTSIDE:

GARDENS

Communal gardens.

PARKING

The property benefits allocated parking.

TENURE

Leasehold (150 years) Ground rent (approx. £21900 pa.) Service charge £1336 pa)

COUNCIL TAX BAND

A

VIEWING

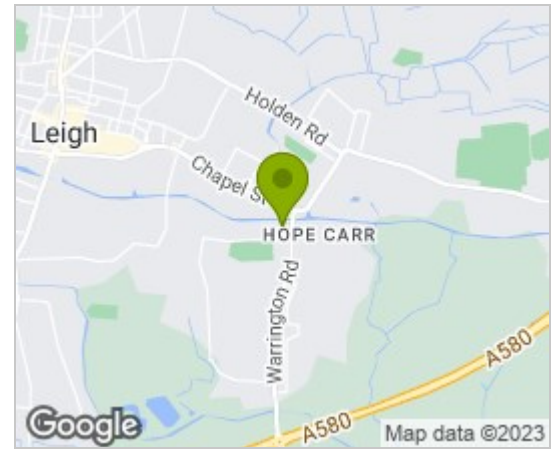
By appointment with the agents as overleaf.

PLEASE NOTE

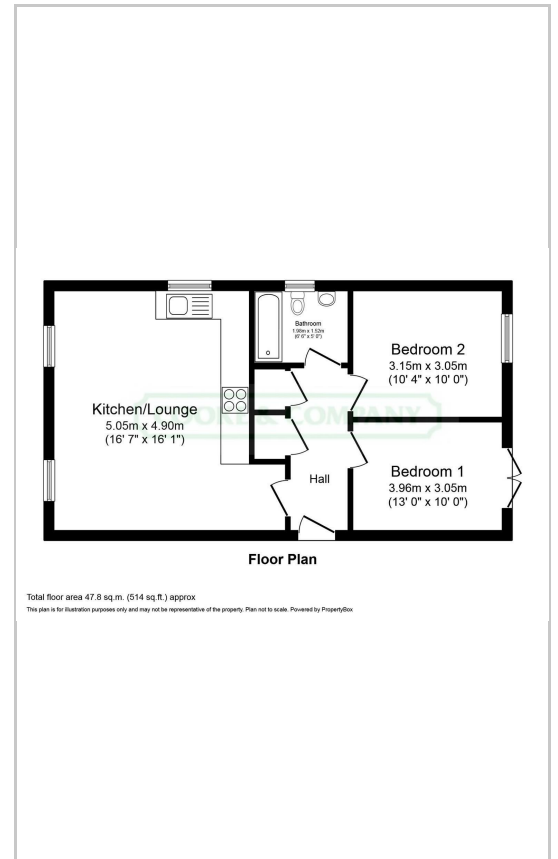
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

Area Map



Floor Plans



Energy Efficiency Graph

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		EU Directive 2002/91/EC	

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk