

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Waverley Grove, Leigh

Situated in an established location with good public transport routes is this purpose built first floor apartment with two bedrooms offering an ideal first home to include parking space and available with no onward chain

Offers Over £89,950

GROUND FLOOR :

ENTRANCE



Stairs to first floor covered landing.

ENTRANCE HALL

Radiator.

LOUNGE 15'3 (max) x 12'0 (max) (4.65m (max) x 3.66m (max))

Radiator. Wooden Flooring.

KITCHEN 10'0 (max) x 8'6 (max) (3.05m (max) x 2.59m (max))

Fitted with base and wall cupboards. Inset sink with mixer tap. Plumbing for dishwasher.

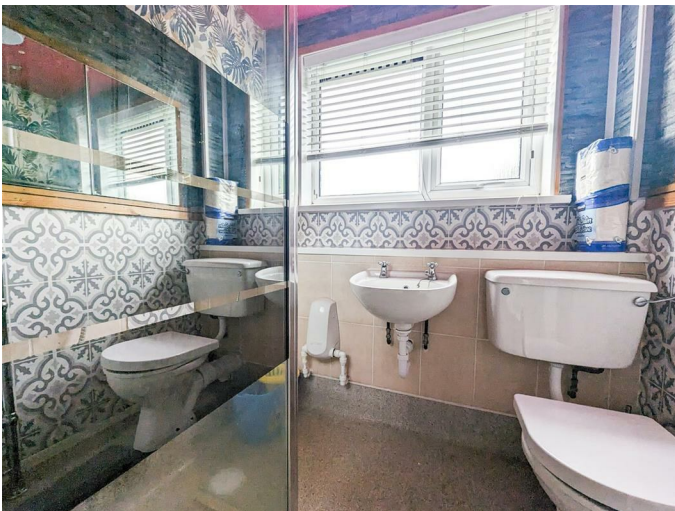
BEDROOM 10'0 (max) x 9'1 (max) (3.05m (max) x 2.77m (max))

Fitted Wardrobes. Radiator.

BEDROOM 11'3 (max) x 6'7 (max) (3.43m (max) x 2.01m (max))

Radiator.

BATHROOM



Walk in shower. Wash hand basin. Low level WC.
Towel Radiator.

OUTSIDE :

The property benefits from a parking space and communal gardens mostly laid to lawn.

TENURE :

Leasehold. remaining term of 125 year Lease.
Ground Rent £10.00 per annum.

SERVICE CHARGES :

£18.00 per calendar month (approx).

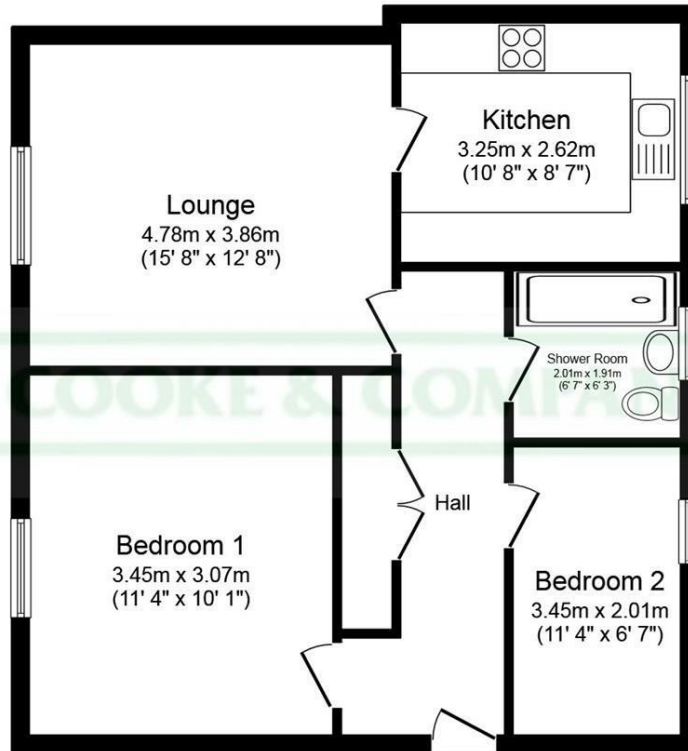
COUNCIL AND TAX BAND

Wigan Council Tax Band A.

SERVICES (NOT TESTED)

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.

Floor Plan

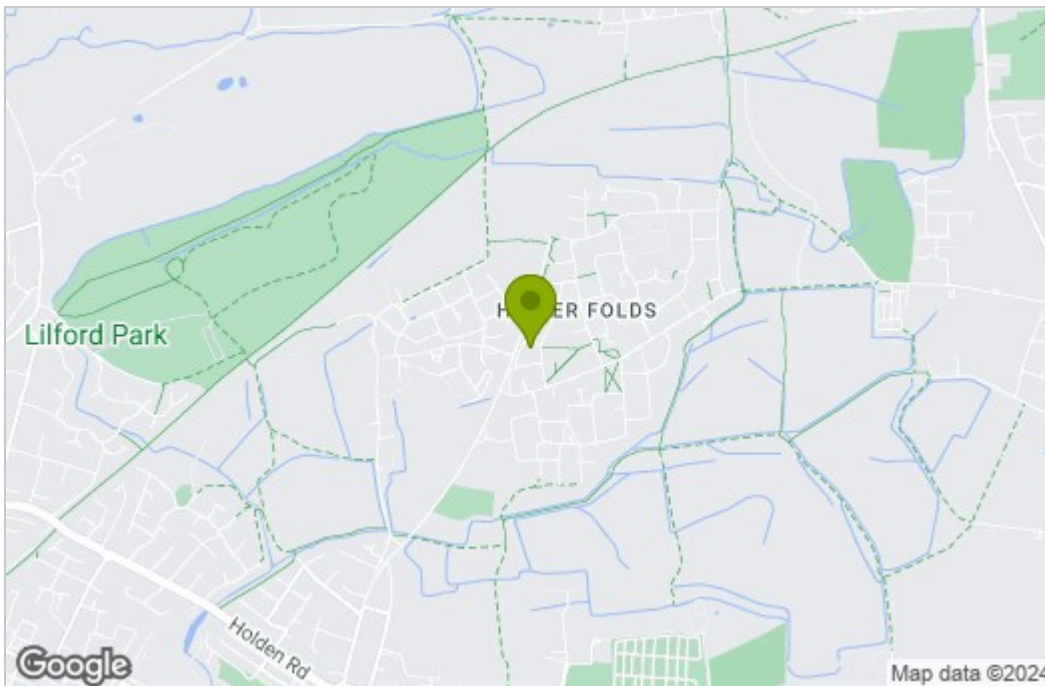


Floor Plan

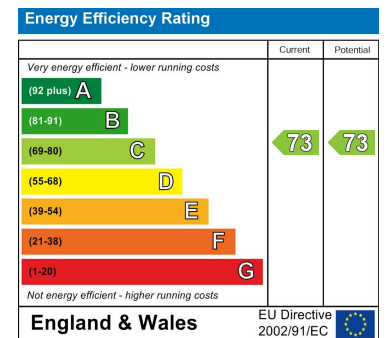
Total floor area 65.4 sq.m. (704 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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