

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pennington Mews, Leigh

With lovely views to the front overlooking Pennington Hall Park and Gardens is this Georgian style modern apartment block surrounded by mature gardens.

Apartment 3 offers an ideal downsize or low maintenance home and comes with parking

MUST BE VIEWED

Asking Price £190,000

GROUND FLOOR :

Communal entrance hall with stair access to all floors.

FIRST FLOOR :

Apartment 3.

ENTRANCE HALL



Spacious hallway.

LOUNGE 17'5 (max) x 11'7 (max) (5.31m (max) x 3.53m (max))



Bow window with attractive views over the Park. TV Point.

KITCHEN 13'7 (max) x 7'4 (max) (4.14m (max) x 2.24m (max))



Fully fitted with wall and base cupboards. Inset sink unit. Oven hob and extractor fan. Plumbing for washing machine. Part tiled walls.

BEDROOM 13'8 (max) x 9'5 (max) (4.17m (max) x 2.87m (max))



BEDROOM 13'6 (max) x 9'8 (max) (4.11m (max) x 2.95m (max))



BATHROOM



Panelled bath with shower fitment over bath. Vanity unit wash hand basin. Low level Wc.

OUTSIDE :

PARKING The property benefits allocated parking to the rear of the building.

GARDENS Very attractive communal gardens to the front and side, mainly laid to lawn with surrounding flowerbeds, well stocked borders and mature trees all with views over Pennington Hall Park and gardens.

TENURE :

Leasehold. Ground Rent : £20.00 per annum.

SERVICE CHARGE :

£75.00 payable monthly.

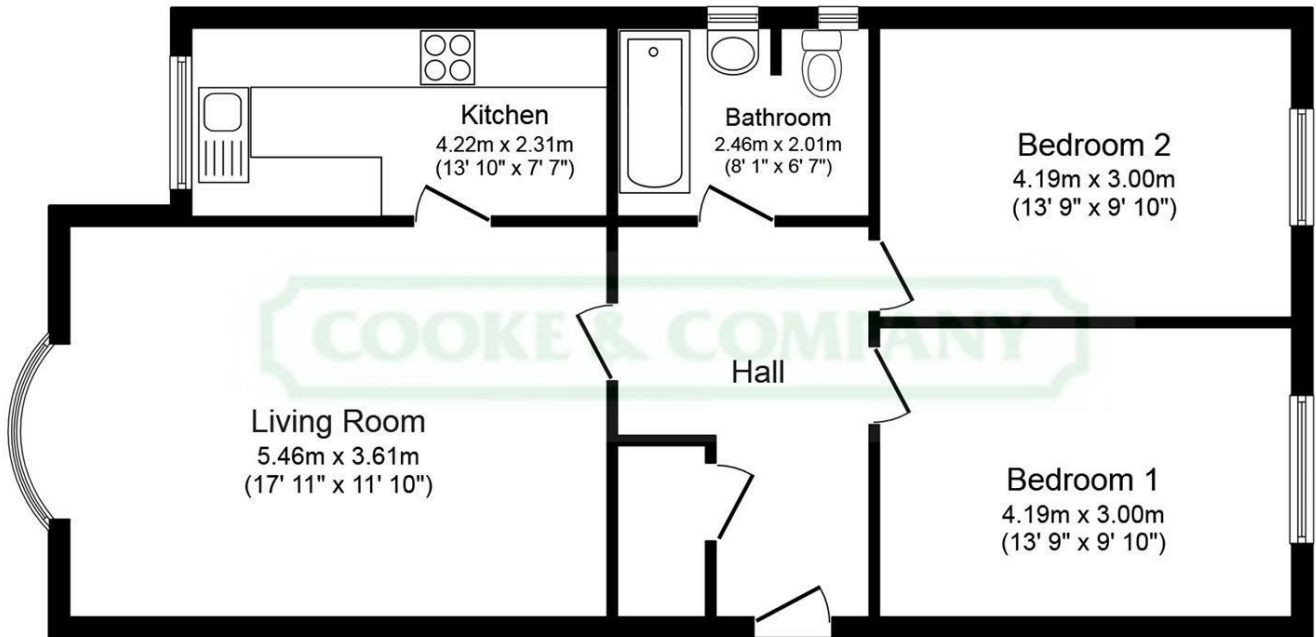
COUNCIL AND TAX BAND

Wigan Council Tax Band C.

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

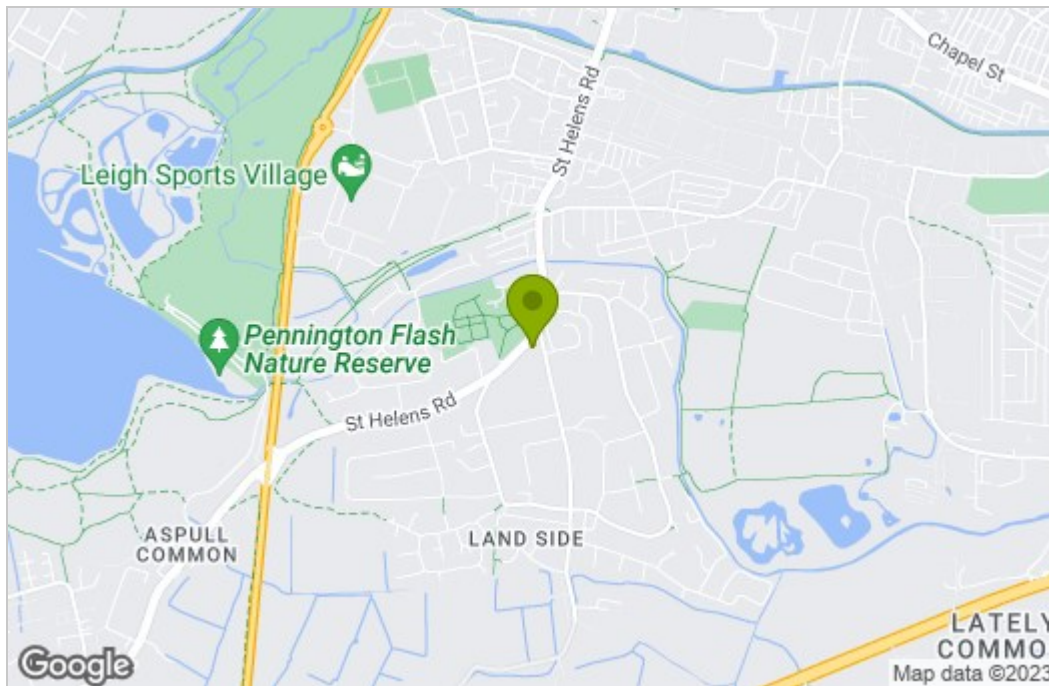


Floor Plan

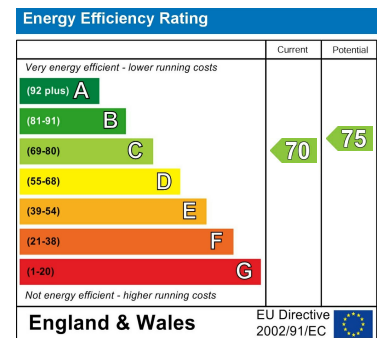
Total floor area 72.4 sq.m. (779 sq.ft.) approx

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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