

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Mather Lane, Leigh

Located within a Grade II Listed former spinning cotton mill constructed in 1882 which has been converted into 1, 2 and 3 bedroom luxury apartments is this two bedroom fifth floor apartment with stunning views and offering very attractive accommodation throughout

Asking Price £170,000

In further detail the property includes:- On the ground floor: Communal reception hall with seating area, post boxes, lift and stairwell.

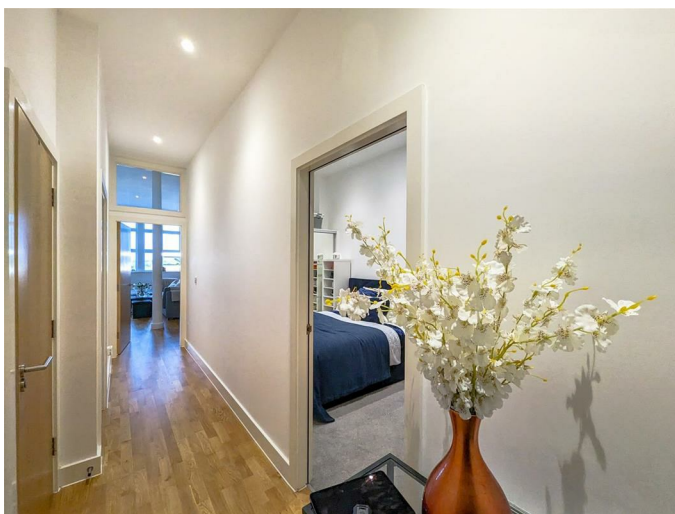
Fifth Floor : Apartment 89, Entrance hallway, Open plan living space comprising lounge area, kitchen and dining space. There are two bedrooms, master with en-suite shower room, second bedroom and further bathroom/wc.

Overlooking The Bridgewater Canal and with panoramic views over the Town Centre of Leigh and beyond this apartment offers contemporary and modern living accommodation whilst still retaining a piece of our local industrial history.

COMMUNAL RECEPTION HALL



FIFTH FLOOR : APARTMENT 89 ENTRANCE HALLWAY



OPEN PLAN LIVING SPACE 22'7 (max) x 20'7 (max) (6.88m (max) x 6.27m (max))



Lounge area. TV Point. Kitchen area fully fitted with base, wall and larder cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Dining area.

BEDROOM 15'7 (max) x 8'7 (max) (4.75m (max) x 2.62m (max))



Convactor Heater.

EN SUITE



Large walk in shower. Vanity wash hand basin. Low level Wc.

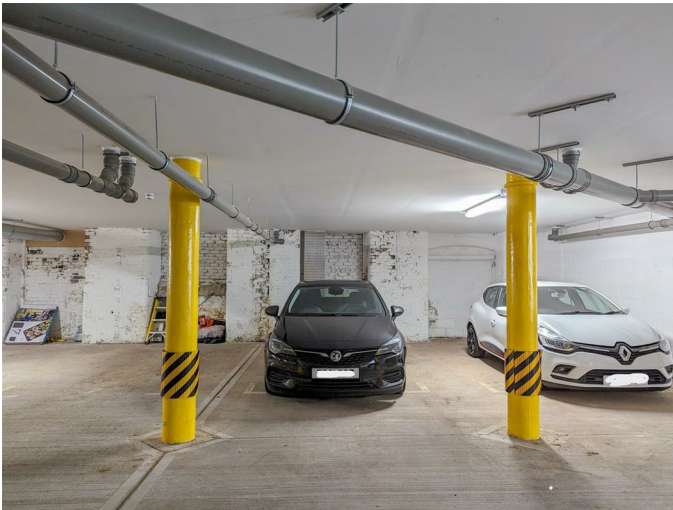
BATHROOM



Panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin and low level WC.

OUTSIDE :

PARKING



Allocated parking space.

TENURE :

Leasehold.

SERVICE CHARGES :

Approx £180.17 per calendar month.

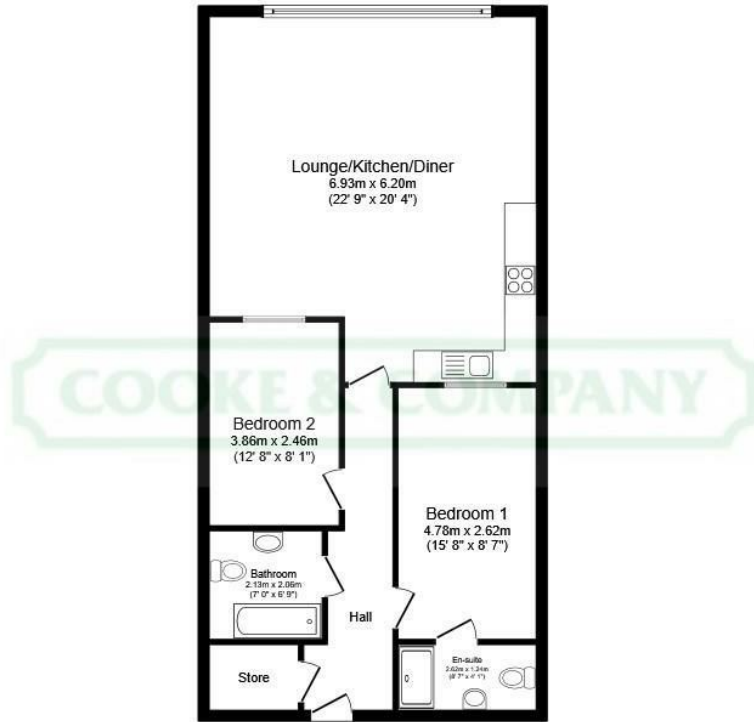
COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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
Floor area 81.5 m² (878 sq.ft.)

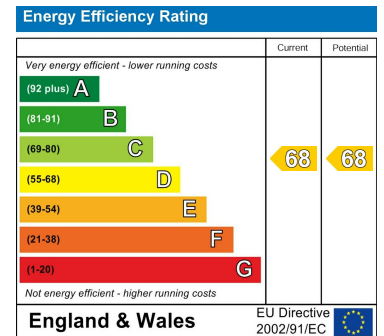
TOTAL: 81.5 m² (878 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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