

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Drummond Way, Leigh

Situated in a very popular location with excellent access to the town centre and a short walk to the Guided Busway for commuter and social routes is this second floor one bedroom modern apartment offering an ideal first home

Asking Price £99,950

GROUND FLOOR :

Communal entrance with stair access to all floors and apartments.

SECOND FLOOR : APARTMENT 59 :

ENTRANCE HALL

LOUNGE 19'6 (max) x 9'9 (max) (5.94m (max) x 2.97m (max))



Double doors to Balcony. Convactor Heater.

KITCHEN 9'5 (max) x 6'7 (max) (2.87m (max) x 2.01m (max))



Fitted with wall and base cupboards. Plumbing for washing machine. Sink unit with mixer tap. Oven and Hob. Laminate flooring.

BEDROOM 14'7 (max) x 10'4 (max) (4.45m (max) x 3.15m (max))

Radiator. Convactor Heater.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC.

OUTSIDE :

GARDENS

Attractive gardens surround the apartments laid to lawn with mature shrubs and trees.

PARKING

Private car park for residents.

TENURE :

Leasehold. Residue of 999 Lease.

SERVICE CHARGES :

Currently £50.00 per calendar month.

COUNCIL AND TAX BAND

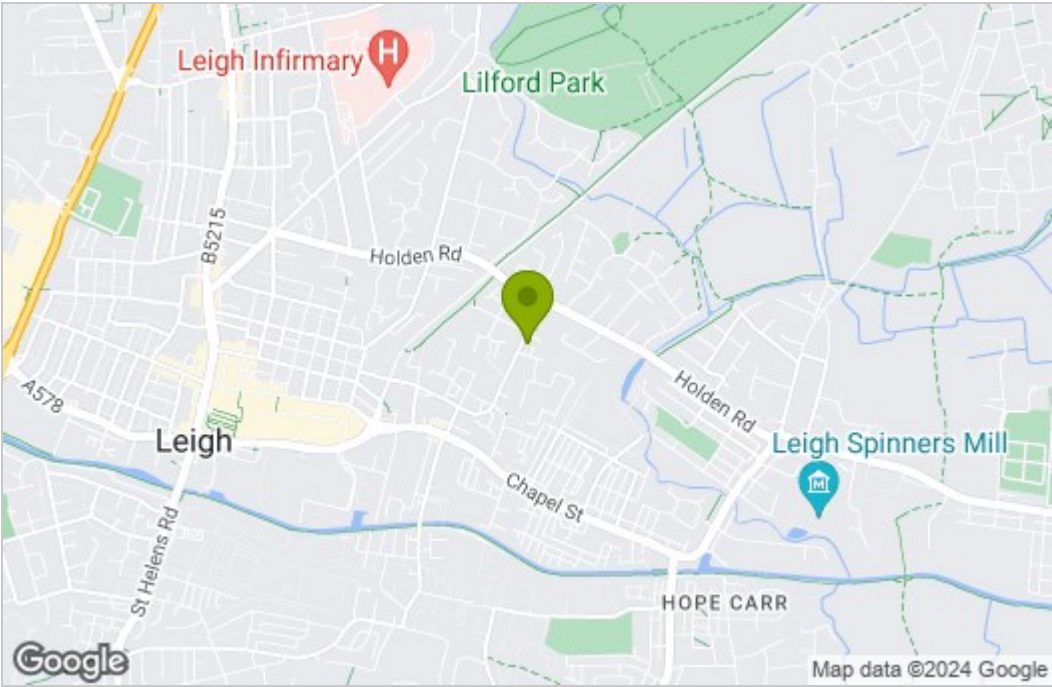
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

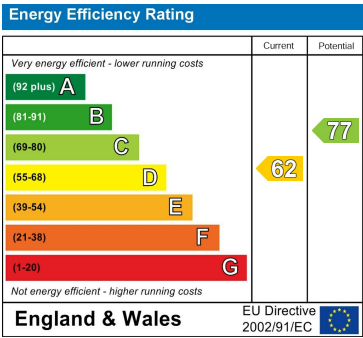
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

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