COOKE & COMPANY

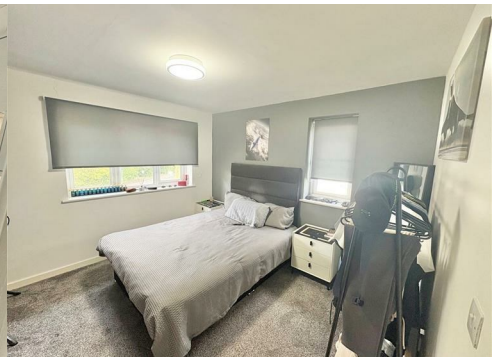
ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

10 Ledgard Avenue, Leigh

Asking Price £130,000

2 1 1 E

Situated in a very popular location adjacent to the Leigh Sports Village is this well presented second floor apartment with two bedrooms to include communal gardens and private car park



In further detail the property includes:- On the ground floor: Communal entrance hall. Second Floor: Entrance hall, lounge, kitchen, bathroom/WC and two bedrooms.

GROUND FLOOR:

COMMUNAL ENTRANCE
Access to all floors

APARTMENT 7, SECOND FLOOR:

ENTRANCE HALL

LOUNGE
TV point. Wooden flooring

KITCHEN
Fully fitted kitchen with wall and base cupboards. Sink unit with mixer tap. Oven hob and extractor fan. Plumbing for washing machine. Part tiled walls

BATHROOM
Panelled bath with shower fitment over bath. Vanity built in wash basin with storage. Low level WC. Heated towel rail.

BEDROOM

BEDROOM

OUTSIDE

GARDENS
Communal gardens to the front and rear.

PARKING
The apartment block has a private car park for residents.

TENURE
Freehold

COUNCIL TAX
Council Tax Band E

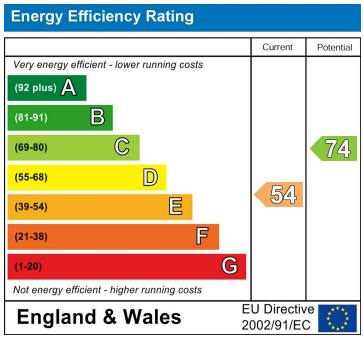
VIEWING
By appointment with the agents as overleaf.

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.

Area Map

Floor Plans

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.

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