COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Manley Park, Leigh

Situated in a very popular and established residential location
with good access to the town centre and a short walk from the Guided Busway
for commuter and social routes is this two-bedroom second floor apartment
offering excellent first-time accommodation to include communal parking

Asking Price £115,000

61 Manley Park

Guest Street, Leigh, WN7 2RW

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- IDEAL HOME FOR A FIRST TIME BUYER
- VERY POPULAR RESIDENTIAL LOCATION

In further detail the property includes: Communal entrance: Stairway to all floors; Entrance Hall, lounge and kitchen. There are two bedrooms and bathroom/WC. The property is heated by gas central heating.

GROUND FLOOR:

COMMUNAL ENTRANCE
Stairway access to all floors.

SECOND FLOOR:

ENTRANCE HALL

LOUNGE
14'5 (max) x 14'3 (max) (4.39m (max) x 4.34m (max))
French doors with Juliet balcony. TV point. Radiator.

KITCHEN
8'5 (max) x 7'10 (max) (2.57m (max) x 2.39m (max))
Fitted kitchen with wall and base cupboards. Sink unit with mixer tap. Electric oven. Hob. Extractor hood. Plumbing for washing machine. Tiled flooring

BEDROOM
14'11 (max) x 10'6 (max) (4.55m (max) x 3.20m (max))
Radiator.

BEDROOM
10'10 (max) x 7'3 (max) (3.30m (max) x 2.21m (max))
Radiator.

BATHROOM
7'6 (max) x 5'9 (max) (2.29m (max) x 1.75m (max))
Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator. Part filed walls. Tiled flooring.

OUTSIDE:

PARKING
The property benefits from a private car park for residents.

COMMUNAL; GARDENS
Mainly laid to lawn with surrounding flowerbeds and well stocked borders.

TENURE
Leasehold

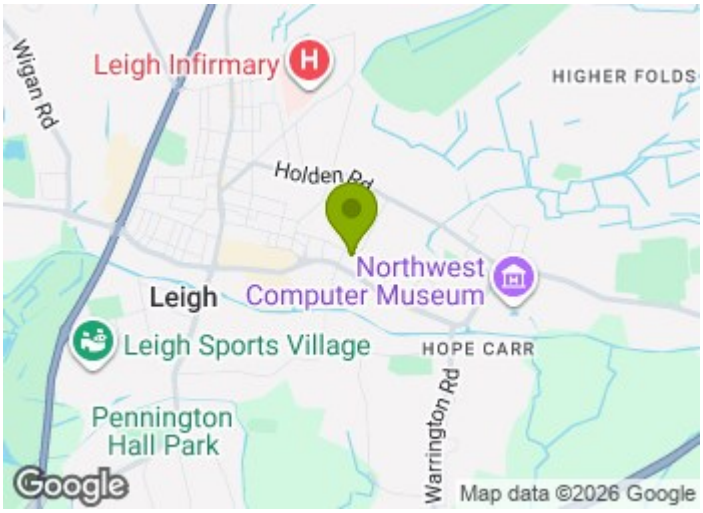
SERVICE CHARGES
Approximately £80.00 PCM

GROUND RENT
£150 PA

COUNCIL AND TAX BAND
Wigan Council Tax Band A.

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.



Directions

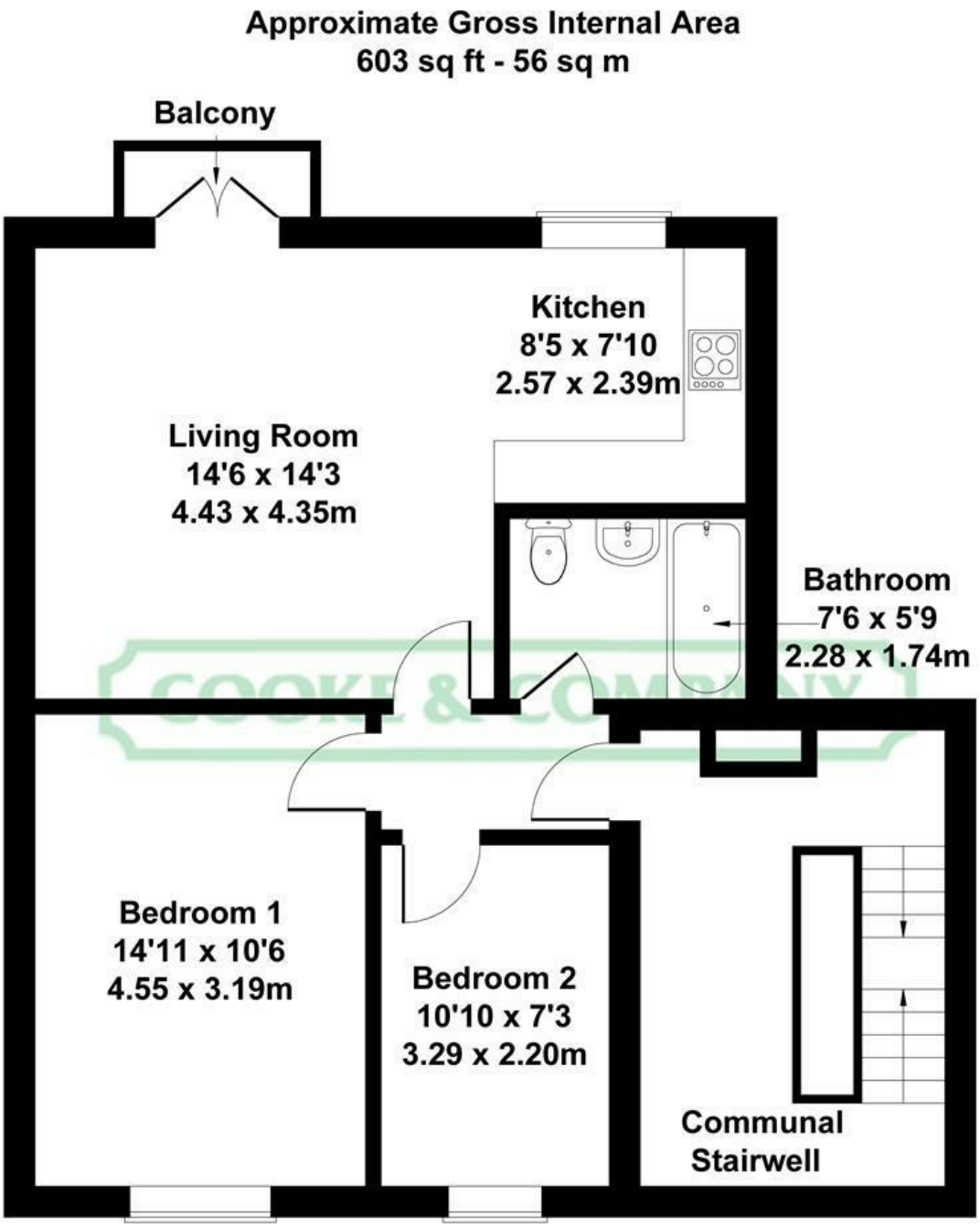
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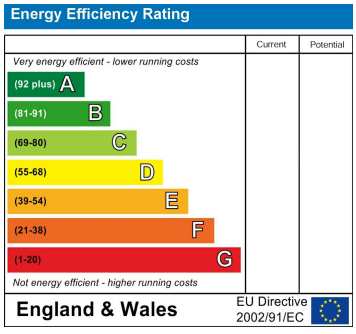




Floor Plan



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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