



**Wilkinson Street, Leigh WN7 4EY**

**£85,000**

*Located on the top floor, this two-bedroom apartment offers a blend of modern comfort and convenience. Situated within walking distance of Leigh town centre, bus station, and a plethora of shops, restaurants, and bars, this residence ensures you're always close to the action yet able to enjoy the tranquility of your own space. As you step into the apartment, you're greeted by a welcoming hallway, The hallway seamlessly leads into a spacious open-plan lounge and kitchen area, where natural light pours in through Velux windows, creating a bright and airy atmosphere. The kitchen is modern and well-equipped. Both bedrooms are double rooms, offering ample space for furniture and personal touches. There is also a family bathroom. The apartment is currently rented out at £650 PCM.*

- IDEAL FOR INVESTORS OR FTB
- TOP FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING/KITCHEN
- CLOSE TO GUIDED BUS WAY
- CLOSE TO TOWN CENTRE

### **Hallway**

10' 4" x 4' 0" (3.144m x 1.207m) Fire door, spotlights, storage heater, laminate flooring.

### **Lounge/Kitchen**

15' 2" x 16' 9" (4.623m x 5.106m) Door to hall, spotlights, storage heater, velux windows, laminate flooring, wall base and drawer units, electric hob and oven, space for washing machine and undercounter fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled.



### **Bedroom Two**

10' 7" x 10' 1" (3.229m x 3.084m) Spotlights, storage heater, velux window, laminate flooring, built in storage cupboard.

### **Bedroom One**

10' 4" x 10' 2" (3.148m x 3.099m) Spotlights, storage heater, velux window, laminate flooring, built in storage cupboard.

### **Bathroom**

6' 10" x 6' 10" (2.085m x 2.087m) Spotlights, heated towel rail, tiled flooring, basin, WC, bath with shower over, part tiled walls.

### **Tenure**

Leasehold

### **Council Tax Band**

A

### **Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?





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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
Apartment 6 23 Wilkinson Street LEIGH WN7 4EY	Energy rating <b>C</b>	Valid until:	5 September 2031
		Certificate number:	0474-0001-0201-6809-4210
Property type	Top-floor flat		
Total floor area	54 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

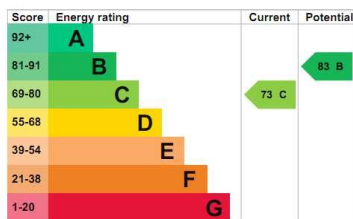
[See how to improve this property's energy efficiency.](#)

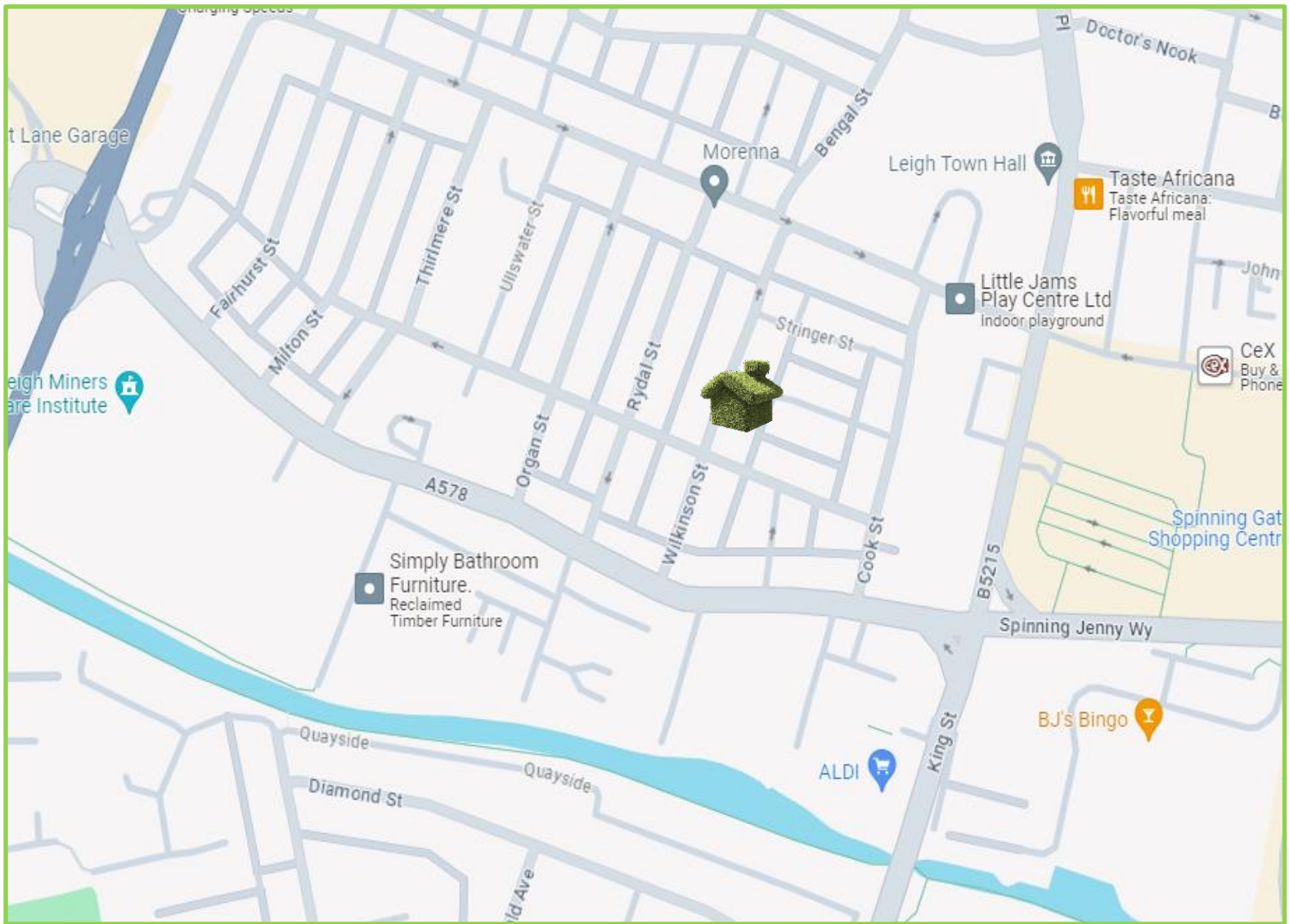
The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60





Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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