



Mather House, Mather Lane Leigh WN7 2FR £155,000

The two-bedroom apartment at the Loom Wharf in Leigh is an ideal modern living space, offering a blend of comfort and convenience. Situated close to the town centre and boasting excellent transport links, it's perfect for commuters, with easy access to the East Lancashire Road (A580) connecting to major motorway networks. The apartment features a spacious and inviting hallway leading into an open-plan lounge, kitchen, and dining area. This multifunctional space is designed for both relaxation and entertainment, with modern finishes and ample natural light. The property includes two well-proportioned bedrooms, with the master bedroom benefitting from a sleek ensuite bathroom for added privacy and convenience. The second bedroom could serve as a guest room, home office, or family space. A modern family bathroom completes the apartment, with high-quality fittings and a clean, minimalist design. Residents of Loom Wharf enjoy access to a range of luxurious amenities, including a communal gym, perfect for keeping fit, and a cinema room for movie nights or private screenings. The building also offers the added convenience of a concierge service, enhancing the living experience. With its prime location, thoughtful design, and access to first-class amenities, early viewing of this apartment is highly recommended.

- GRADE II LISTED
- COMMUNAL GYM/CINEMA
- OPEN PLAN LIVING
- UNDER GROUND PARKING
- INTERNAL VIEWING ADVISED
- CANAL VIEWS

Hallway

12' 8" x 9' 8" (3.857m x 2.940m) Fire door, spotlights, electric heater, utility cupboard, laminate flooring.



Lounge/Kitchen/Dining

15' 4" x 45' 3" (4.684m x 13.796m) 3 Ceiling light point, spotlights, electric heater, 4 x UPVC double glazed windows, laminate flooring, wall base and drawer units, induction hob and electric oven, space for washing machine and fridge freezer, 1 1/2 sink unit with drainer and mixer, part tiled.



Bedroom One

13' 4" x 12' 10" (4.052m x 3.920m) Spotlights, electric heater, UPVC double glazed window, carpeted.

Bedroom Two

13' 6" x 10' 6" (4.109m x 3.212m) Spotlights, electric heater, ventilation vents, carpeted.



Bathroom

7' 2" x 6' 6" (2.192m x 1.982m) Ceiling light point, electric heater, extractor fan, tiled flooring, basin, WC, bath with shower over with waterfall shower head, tiled walls.

Outside

Other

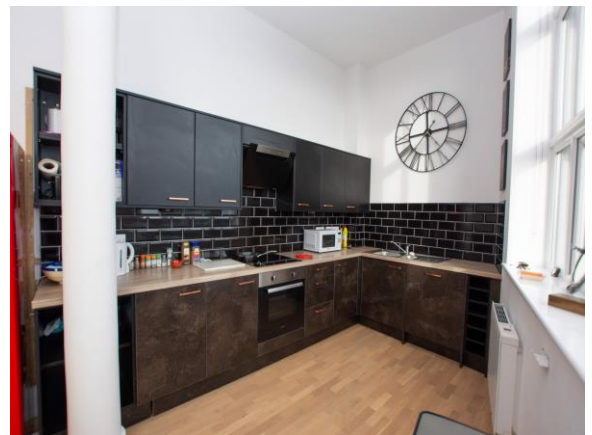
Allocated parking, space in underground car park, gym access, cinema room, reception, lift and disabled access.

Tenure

Leasehold

Council Tax Band

B



Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

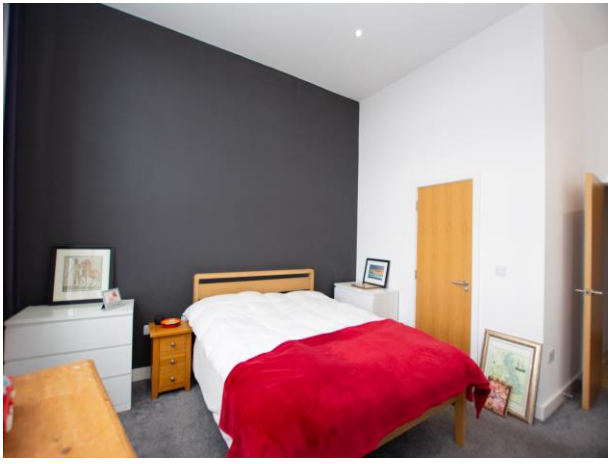
If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?







Energy performance certificate (EPC)			
Apartment 24 Mather House Mather Lane LEIGH WN7 2FR	Energy rating D	Valid until:	23 April 2030
		Certificate number:	0062-3894-7843-2920-4431
Property type	Mid-floor flat		
Total floor area	98 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 D. It has the potential to be D.

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

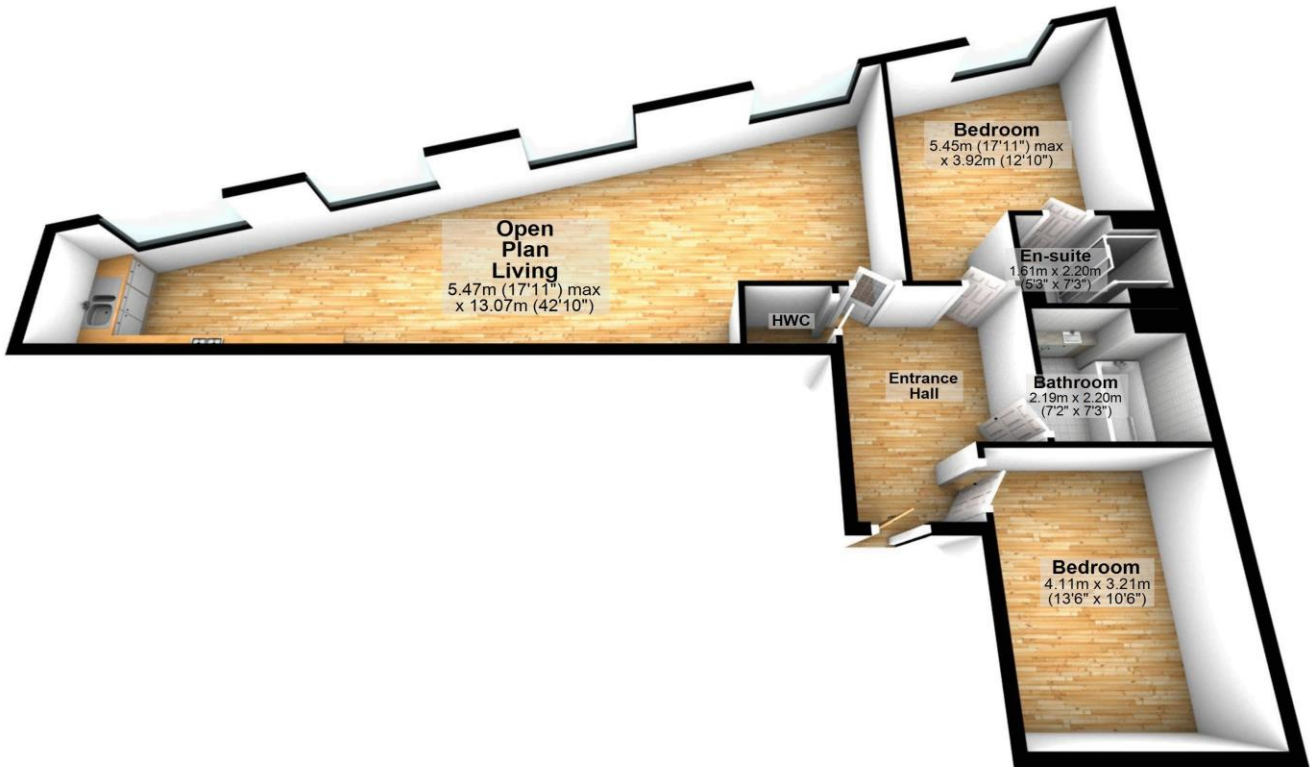


The graph shows this property's current and potential energy rating.

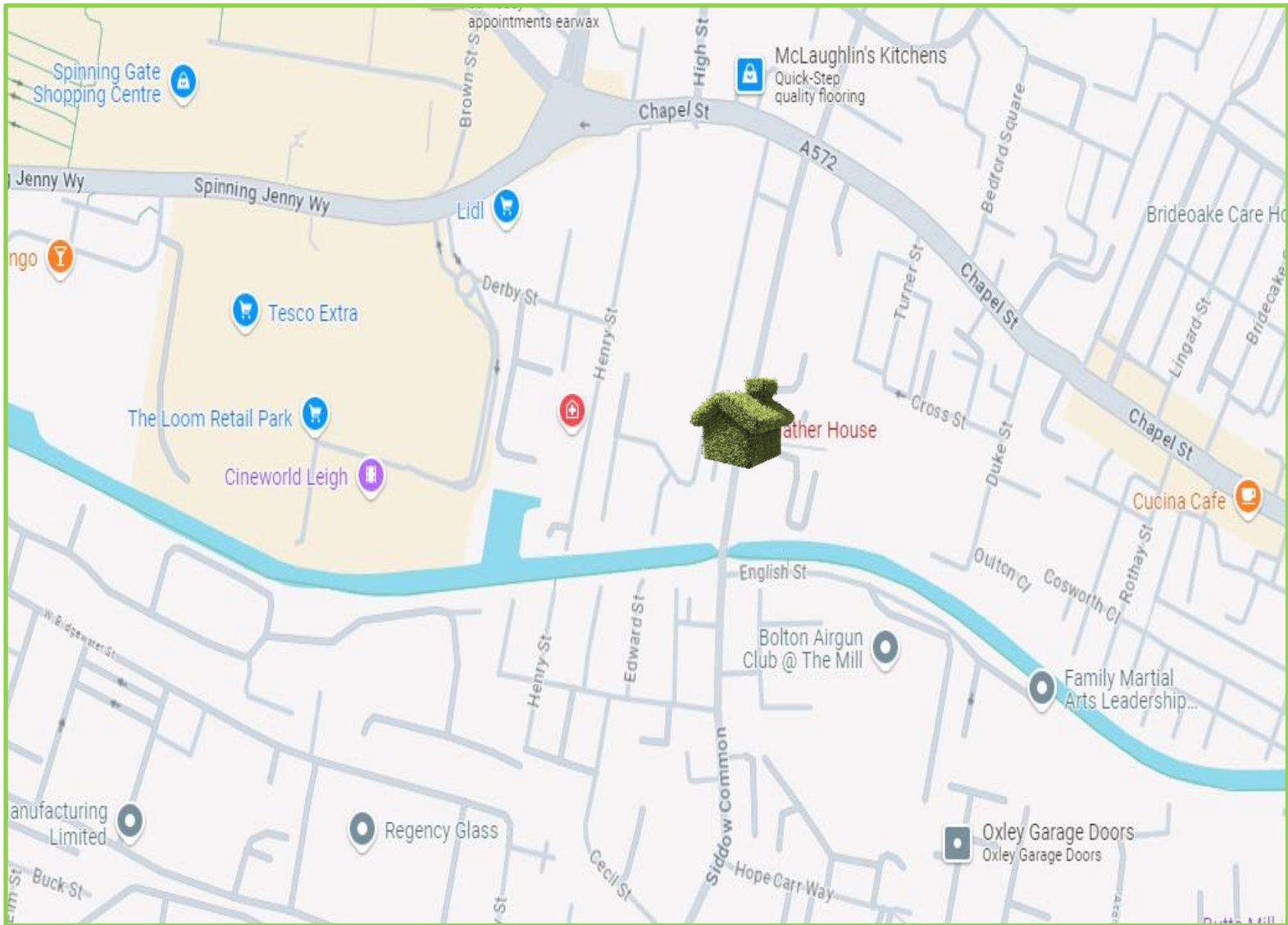
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



Total area: approx. 96.6 sq. metres (1039.3 sq. feet)



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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