



## 3 Marina Walk , Leigh, WN7 4FN

If you're a first-time buyer looking for an up-and-coming neighbourhood, this TOP FLOOR apartment, then look no more!!!! surrounded by restaurants, bars, and transport links — while still being an affordable first step onto the property ladder and with easy transport links and great local amenities make this apartment is a perfect buy for commuters and young professionals.

The open-plan living lounge kitchen has a Juliette balcony and a modern fitted kitchen with eye-level and low-level units, a double bedroom, and a modern stylish bathroom. There is a security intercom service and parking. OFFERED WITH NO ONWARD CHAIN....EARLY VIEWING ADVISED

**Offers Around £110,000**

# 3 Marina Walk

, Leigh, WN7 4FN



- ONE BEDROOM TOP FLOOR APARTMENT
- JULIET BALCONY TO LOUNGE
- ALLOCATED PARKING
- FABULOUS LOCATION
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUYER PROPERTY

ENTRANCE HALL

LOUNGE DINING

KITCHEN

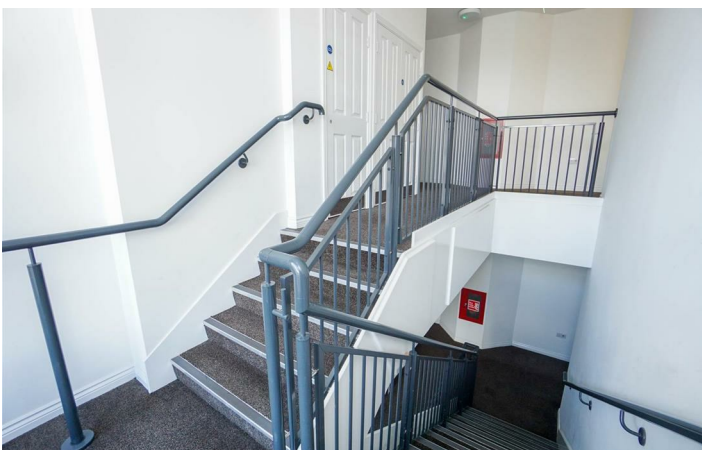
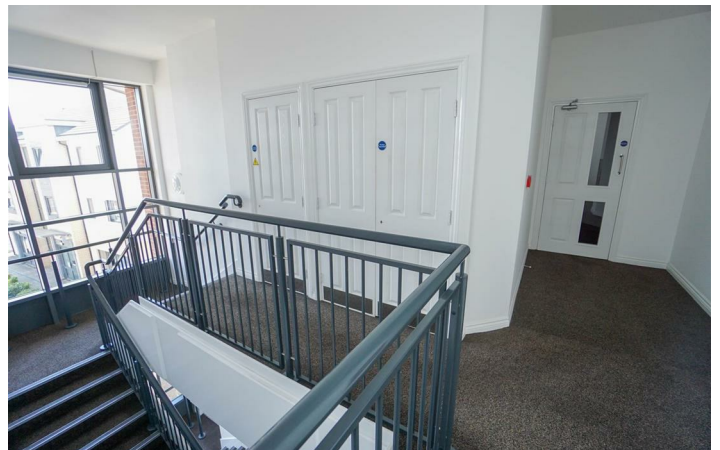
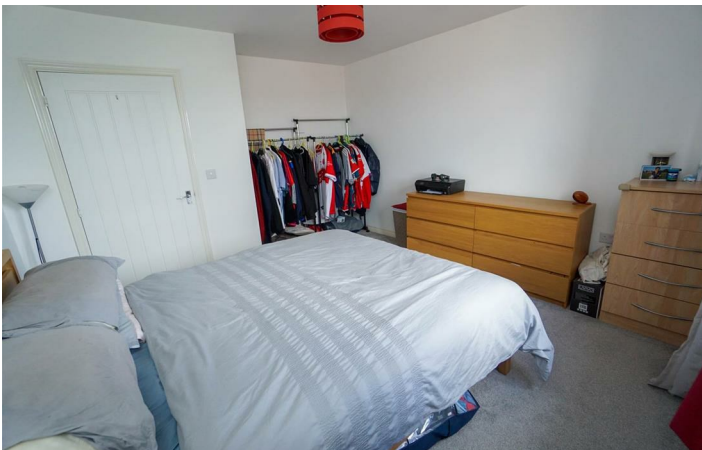
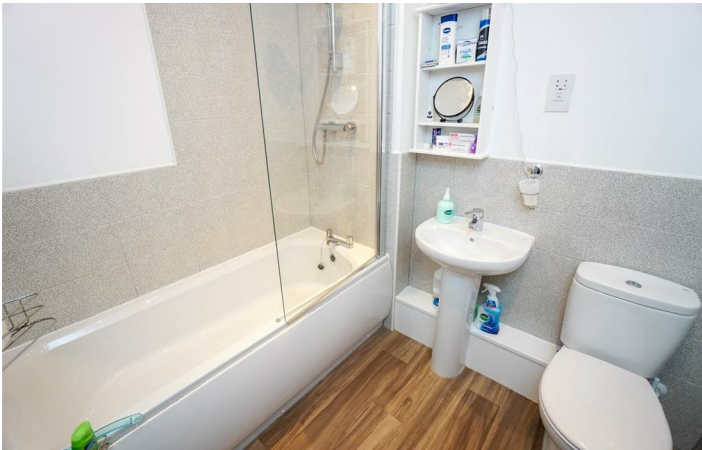
BEDROOM

BATHROOM

EXTERIOR



[Directions](#)





## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 