# Mather Lane, Leigh, WN7 2FR Offers Over £160,000















BALMER & CO in LEIGH are delighted to offer FOR SALE this spacious two bedroom apartment, located on the first floor of the converted Mather House Mill in Leigh. Well presented throughout with access to a cinema room, private dining room as well as a gym, it would suit a wide range of buyers. Comprising in brief; secure intercom system, lift access to the first floor, entrance hallway, stunning open plan living/dining room/kitchen with integrated appliances, master double bedroom with fitted wardrobes and an en-suite shower room, a further double bedroom and a three piece fitted bathroom suite completes the accommodation on offer. Externally to property is located alongside the Bridgewater canal with transport links to Manchester city centre within walking distance. Early viewings highly recommended, all enquiries welcome.

### Floor Plan



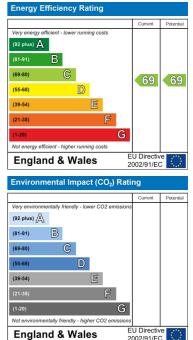
TOTAL FLOOR AREA: \$33 s.q.ft. (77.4 s.q.m.) approx.

Whits every attempt has been made to ensure the accuracy of the booplan contained here, insauszereness of doors, invidence, noness and any other term are approximate und or responsibility to taken the any error, omission or rims-distanced. This pion in the fall-stop purposes only and blood the used as such by any prospective purposes. The size is to pre-centified or efficiency can be down.

### Area Map

# Holden Rd Holden Rd Northwest Computer Museum Hope Carr Pennington Hall Park Map data ©2025 Google

## **Energy Efficiency Graph**



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