

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pearson Place

Leigh, WN7 4EX

Offers Over £155,000



**\*\*ABSOLUTELY STUNNING TWO BEDROOM 1ST FLOOR APARTMENT \*\* \*\*PENNINGTON WHARF DEVELOPMENT\*\***HUNTERS LEIGH are pleased to bring to market this beautiful TWO BEDROOM APARTMENT. Immaculately presented this property comprises of; Entrance Hallway, Reception room/ Modern Integrated Kitchen, TWO Bedrooms and Bathroom. Ideally located for The Marina, Pennington Flash Nature Reserve & Canal walks. Apartments like this are rare to the market so early viewing are advised.

Annual service charge - £1573.54



**ENTRANCE HALL**  
Double glazed entrance door

**LOUNGE**  
Double glazed entrance door

**KITCHEN**  
Lovely open plan area. Double glazed windows with Shutter blinds, Modern fitted kitchen with base and wall units. integrated fridge freezer, dishwasher and washing machine. stainless steel sink and drainer. Electric hob, double oven

**BEDROOM 1**  
Double glazed window, radiator and fitted Wardrobes

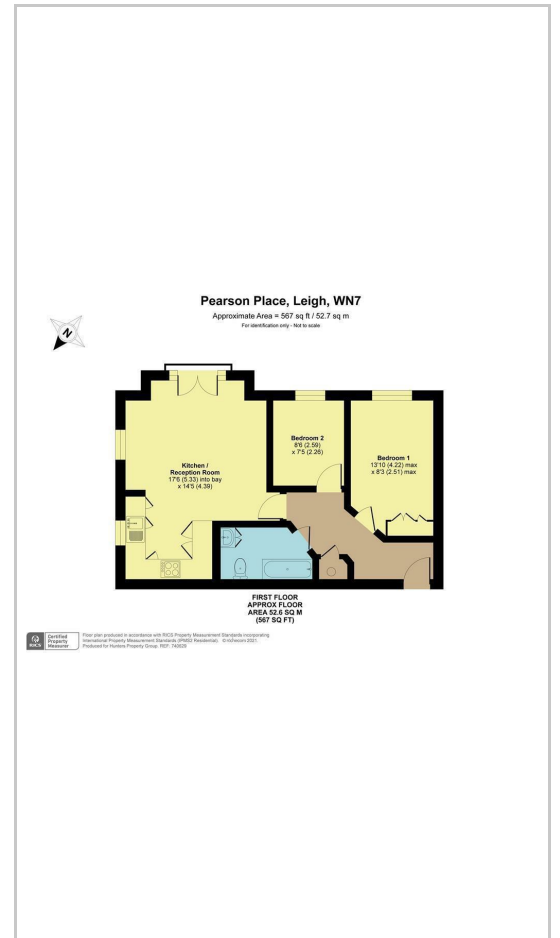
**BEDROOM 2**  
Double glazed window and radiator.

**BATHROOM**  
New modern three piece bathroom. Fully tiled. low level w.c with sink unit and tiled bath with over head shower

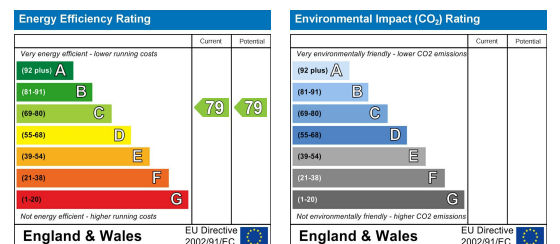
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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