COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Mather Lane, Leigh

Located within a Grade II Listed former Spinning Cotton Mill is this two-bedroom apartment offering very attractive accommodation throughout with open plan living space, master bedroom with en suite. The apartment has a private car park with allocated parking and a lift to all floors.
Ideally located within a short walk to the local retail amenities and also The V1 Guided Busway for commuter routes.

Asking Price £169,950

Mather House Mather Lane

Leigh, WN7 2FS

2 2 1

In further the accommodation comprises:-

COMMUNAL RECEPTION HALL

SECOND FLOOR:

APARTMENT 54:

ENTRANCE HALLWAY:

LOUNGE/KITCHEN/DINING:
22'9 (max) x 20'4 (max) (6.93m (max) x 6.20m (max))
Lounge area. TV Point. Kitchen area fully fitted with base and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Dining area.

BEDROOM
15'8 (max) x 8'7 (max) (4.78m (max) x 2.62m (max))
Fitted mirrored wardrobes.

ENSUITE
Large walk-in shower. Vanity wash hand basin with storage. Low level WC.

BEDROOM
12'8 (max) x 8'11 (max) (3.86m (max) x 2.72m (max))
Fitted mirrored wardrobes.

BATHROOM
7'0 (max) x 6'9 (max) (2.13m (max) x 2.06m (max))
Panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin and low level WC.

OUTSIDE:

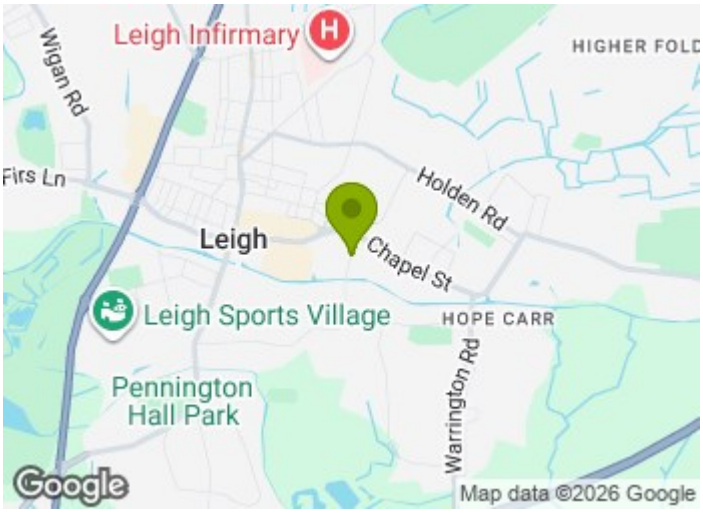
PARKING
Allocated parking space.

TENURE
Leasehold

COUNCIL AND TAX BAND
Wigan Council Tax Band B.

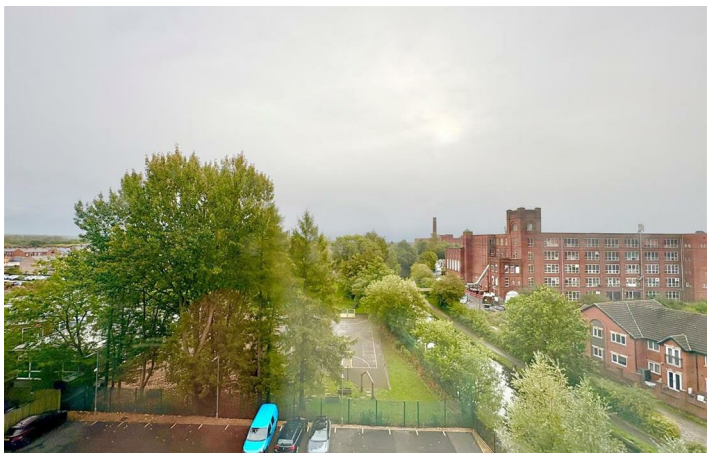
VIEWING
By appointment with the agents as overleaf.

PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

WN7 2FS



Floor Plan

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Floor Plan

Floor area 81.5 m² (878 sq.ft.)

TOTAL: 81.5 m² (878 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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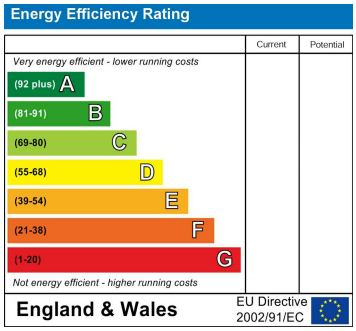
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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