

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manley Park, Leigh

Situated in a very popular and established residential location with good access to the town centre and the guided busway for social and commuter routes is this well presented two bedroom first floor apartment offering excellent accommodation to include allocated parking and communal gardens

Asking Price £115,000

39 Manley Park

Guest Street, Leigh, WN7 2RW



In further the accommodation comprises:-

GROUND FLOOR:

COMMUNAL ENTRANCE

Access to all floors.

FIRST FLOOR

ENTRANCE HALL

LOUNGE/KITCHEN/DINING AREA

21'9 (max) x 14'8 (max) (6.63m (max) x 4.47m (max))

Radiator. TV point. Fully fitted kitchen with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Oven, Hob and extractor. Part tiled walls. Juliet balcony.

BEDROOM

14'9 (max) x 10'4 (max) (4.50m (max) x 3.15m (max))

Radiator.

BEDROOM

10'9 (max) x 7'4 (max) (3.28m (max) x 2.24m (max))

Radiator.

BATHROOM

Panelled bath with overhead shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE:

PARKING

The property benefits from an allocated parking space.

COMMUNAL GARDENS

Mainly laid to lawn with surrounding flowerbeds and well stocked borders.

TENURE

Leasehold

COUNCIL AND TAX BAND

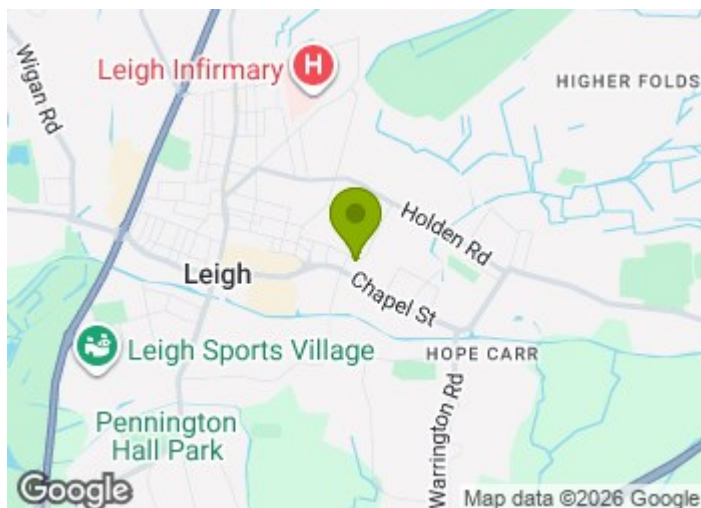
Wigan Council Tax Band A

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.



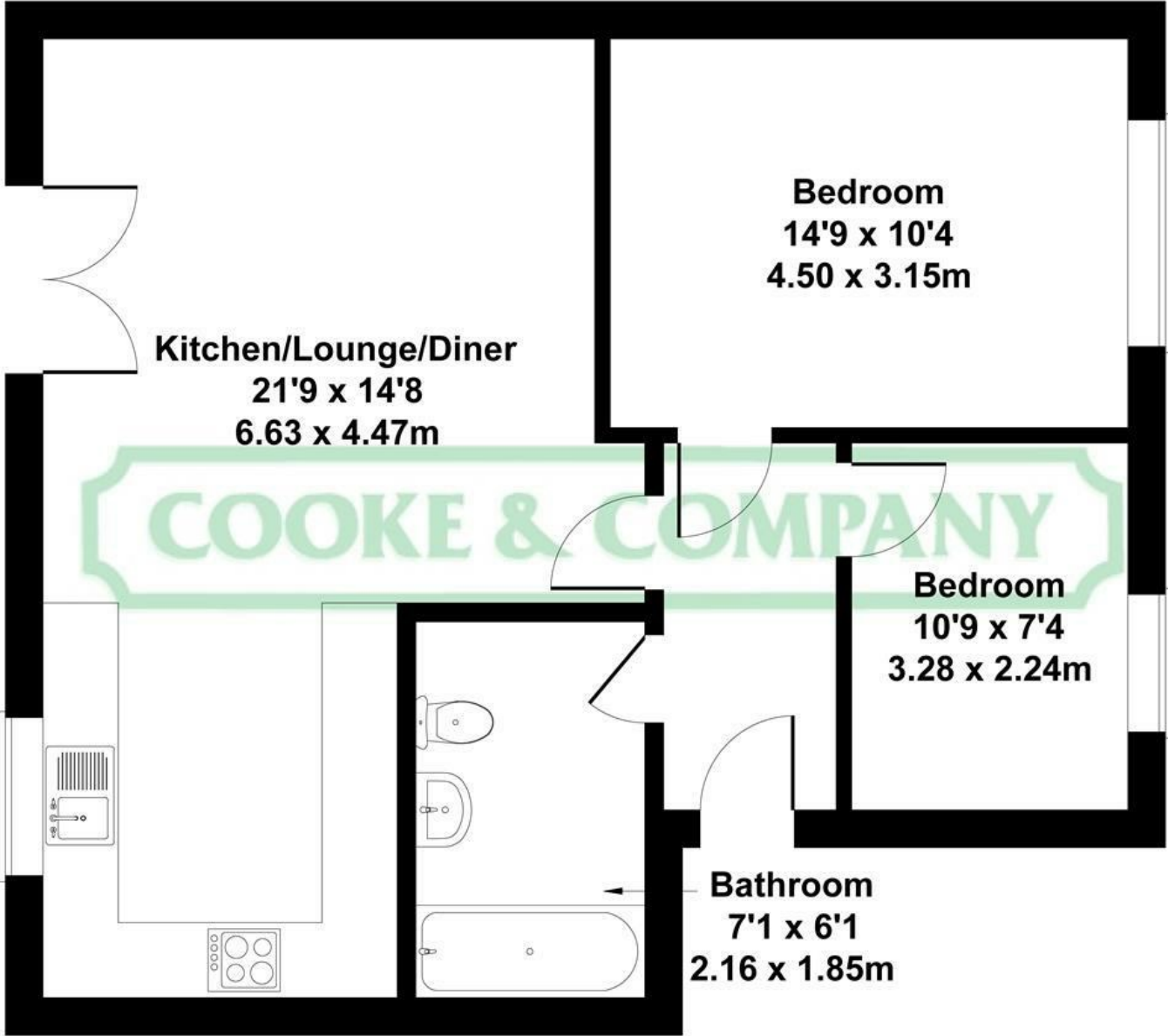
Directions

WN7 2RW



Floor Plan

Approximate Gross Internal Area
671 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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