

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Brentwood Grove, Leigh

Purpose built two bedroom first floor apartment offering good sized accommodation throughout including communal gardens, allocated car park space and good access to the town centre and public transport routes

**Asking Price £109,950**

# 12 Brentwood Grove

Leigh, WN7 1UG



In further the accommodation comprises:-

**COMMUNAL ENTRANCE HALL:**

Access to first floor.

**FIRST FLOOR**

**ENTRANCE HALL**

Built in store cupboard. Radiator.

**LOUNGE**

17'11 (max) x 9'6 (max) (5.18m'3.35m (max) x 2.74m'1.83m (max) )  
Radiator. TV

**KITCHEN**

8'6 (max) x 7'10 (max) ( 2.44m'1.83m (max) x 2.13m'3.05m (max) )  
Fully fitted with wall and base cupboards.  
Plumbing for washing machine. Sink unit.  
Oven, hob and extractor fan.

**BEDROOM**

11'9 (max) x 10'4 (max) (3.35m'2.74m (max) x 3.05m'1.22m (max) )  
Built in wardrobes. Radiator.

**BEDROOM**

9'9 (max) x 7'0 (max) (2.74m'2.74m (max) x 2.13m'0.00m (max))  
Radiator.

**BATHROOM**

6'3 (max) x 5'4 (max) (1.91m (max) x 1.63m (max))  
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

**OUTSIDE:**

**GARDENS**

Communal gardens.

**PARKING**

The property has an allocated car parking space.

**TENURE**

Leasehold

**COUNCIL TAX**

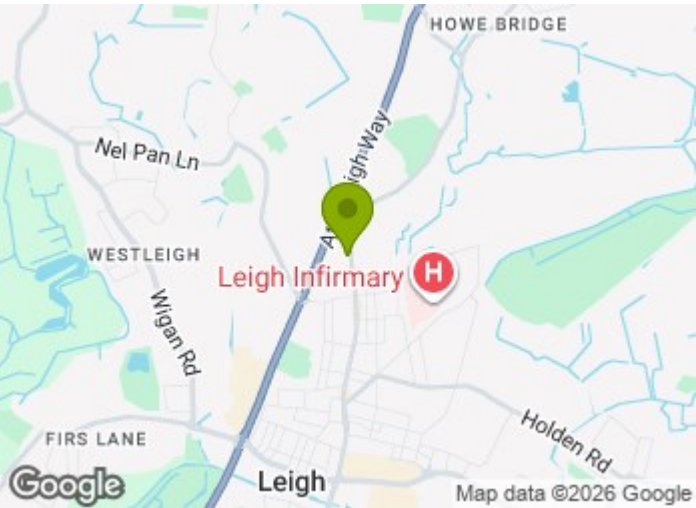
Council Tax Band A

**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.

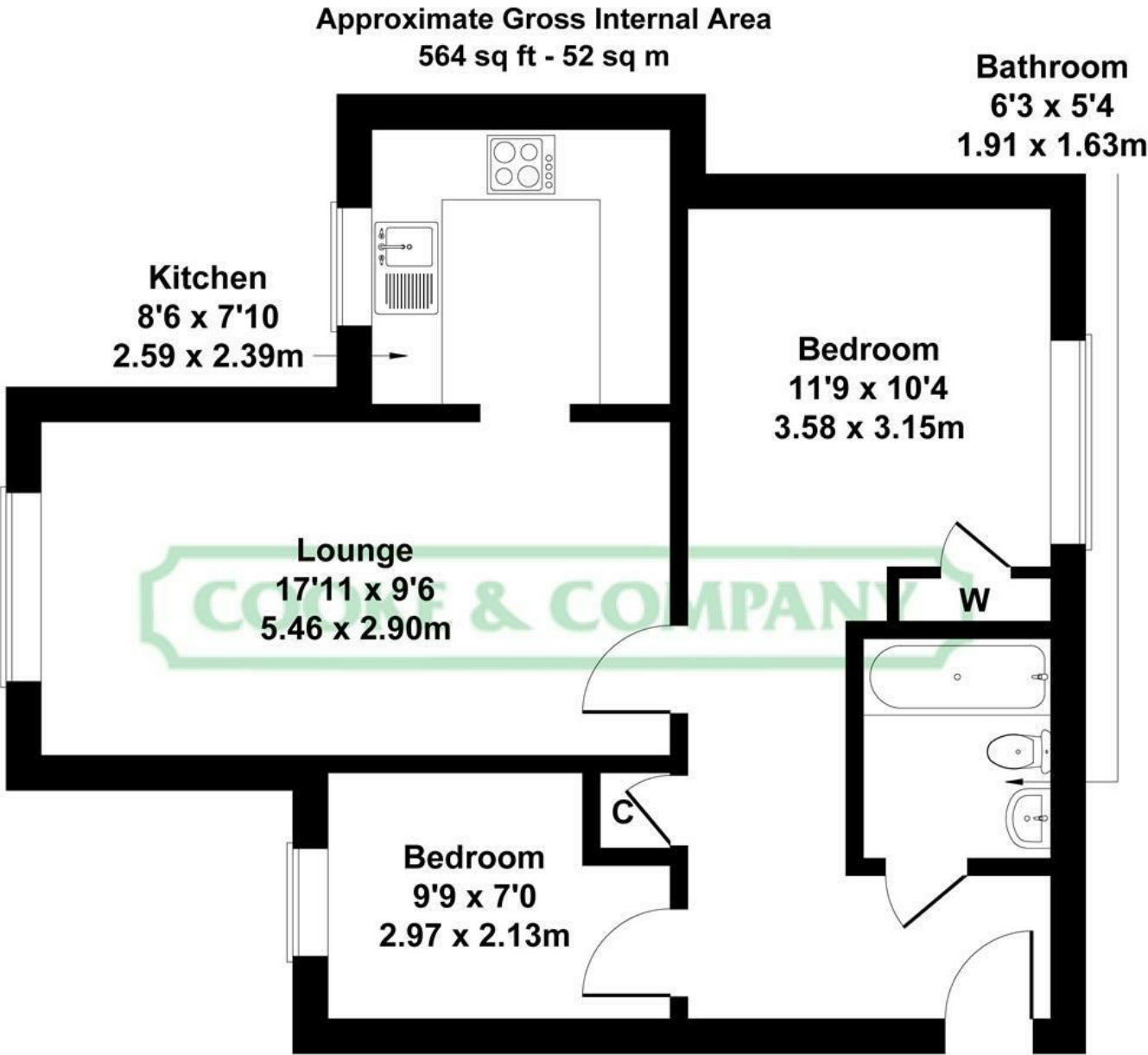


**Directions**

WN7 1UG



Floor Plan



APARTMENT

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                                   | 79      | 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 |