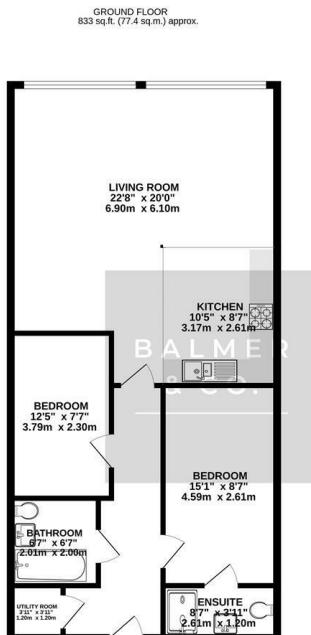


Mather Lane, Leigh, WN7 2FR
Offers Over £160,000



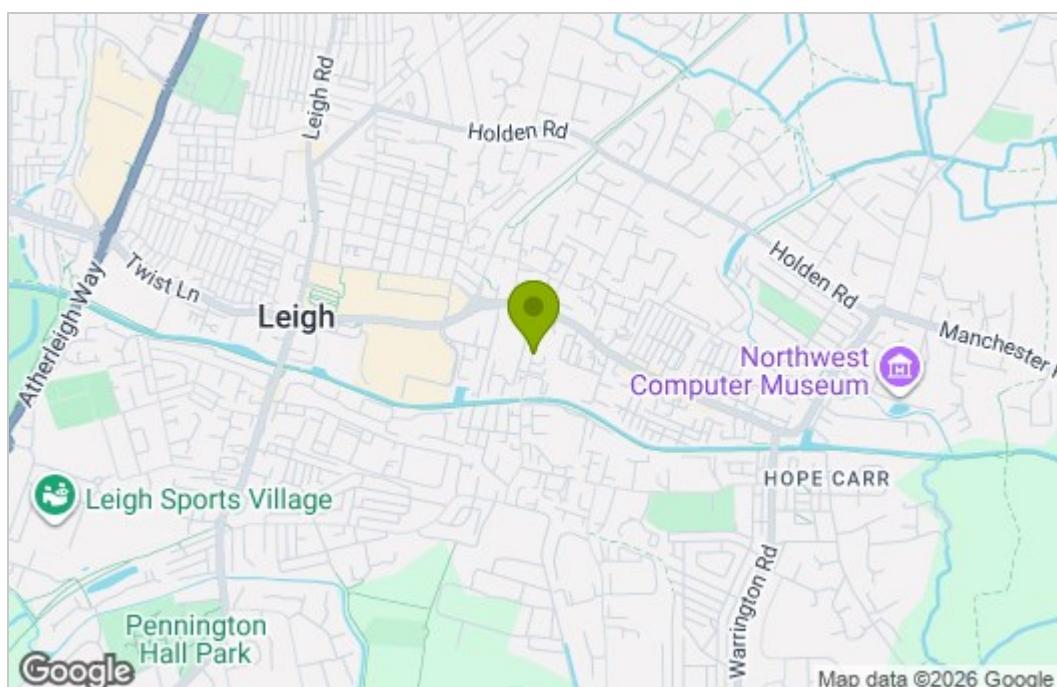
BALMER & CO in LEIGH are delighted to offer FOR SALE this spacious two bedroom apartment, located on the first floor of the converted Mather House Mill in Leigh. Well presented throughout with access to a cinema room, private dining room as well as a gym, it would suit a wide range of buyers. Comprising 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

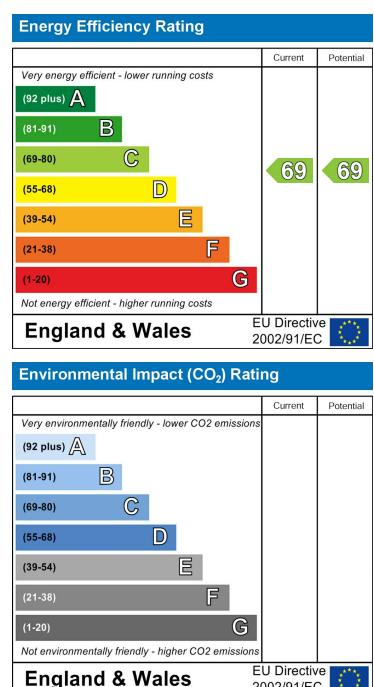


TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. The floorplan is for illustrative purposes only and is not to scale. It is not intended to be an offer or any protective purchase. The floorplan is the copyright of the vendor and has not been modelled and no guarantee as to their operability or efficiency can be given.
Made with MyFloorplan (2023)

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.