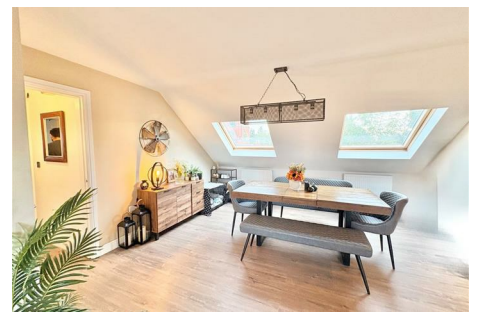
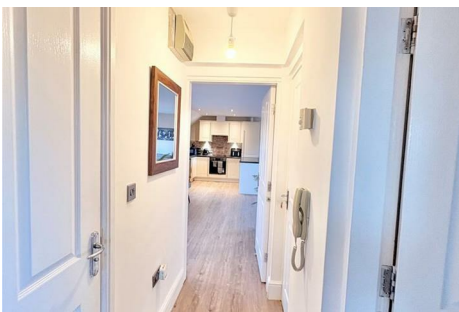


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manley Park, Leigh

Situated in a very popular and sought after location with excellent access to the town centre & the Guided Busway commuter route is this exceptional two-bedroom penthouse apartment offering contemporary living with a spacious open plan lounge, kitchen and dining perfect for both relaxing and entertaining

(VIEWS OVER RIVINGTON PIKE)

Asking Price £146,950

Apt 49 Manley Park

Off Guest Street, Leigh, WN7 2RW



- PENTHOUSE APARTMENT WITH SPACIOUS OPEN PLAN LIVING
- OPEN ASPECT VIEWS
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes:- Communal entrance with access to all floors. Top Floor Penthouse: Entrance hall, lounge/dining area/kitchen. There are two bedrooms and good sized modern bathroom/WC. The property is heated by gas central heating.

GROUND FLOOR:

COMMUNAL ENTRANCE

Access to all floors.

TOP FLOOR: PENTHOUSE APARTMENT

ENTRANCE HALL:

LOUNGE/DINING ROOM/KITCHEN:

26'8 (max) x 17'11,(max) (8.13m (max) x 5.46m, (max))

Open plan modern living space comprising lounge area with TV Point and Velux Ceiling windows allowing natural light into the property showing open views. Fitted kitchen with wall and base cupboards. Plumbing for washing machine. Sink unit. Oven. Hob. Extractor. Radiators. Wooden flooring throughout.

BEDROOM

16'5 (max) x 13'2 (max) (5.00m (max) x 4.01m (max))

Radiator. Velux window.

BEDROOM

13'1 (max) x 12'8 (max) (3.99m (max) x 3.86m (max))

Radiator. Velux window.

BATHROOM

7'6 (max) x 7'2 (max) (2.29m (max) x 2.18m (max))

Modern bathroom: Large enclosed shower. Built in vanity wash basin with storage. Low level WC. Heated towel rail. Attractive wall tiling. Tiled flooring. Velux ceiling window.

OUTSIDE:

GARDENS

Communal gardens to the front and rear.

PARKING

Private allocated parking.

TENIURE

Leasehold

COUNCIL TAX

Council Tax Band B

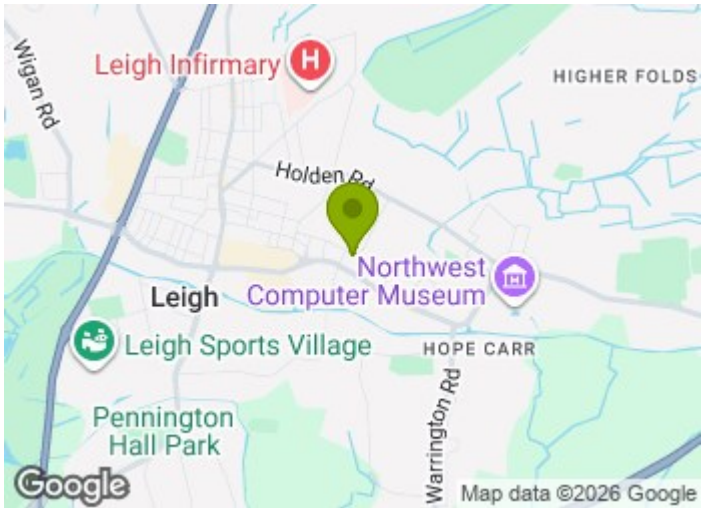
VIEWING

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.

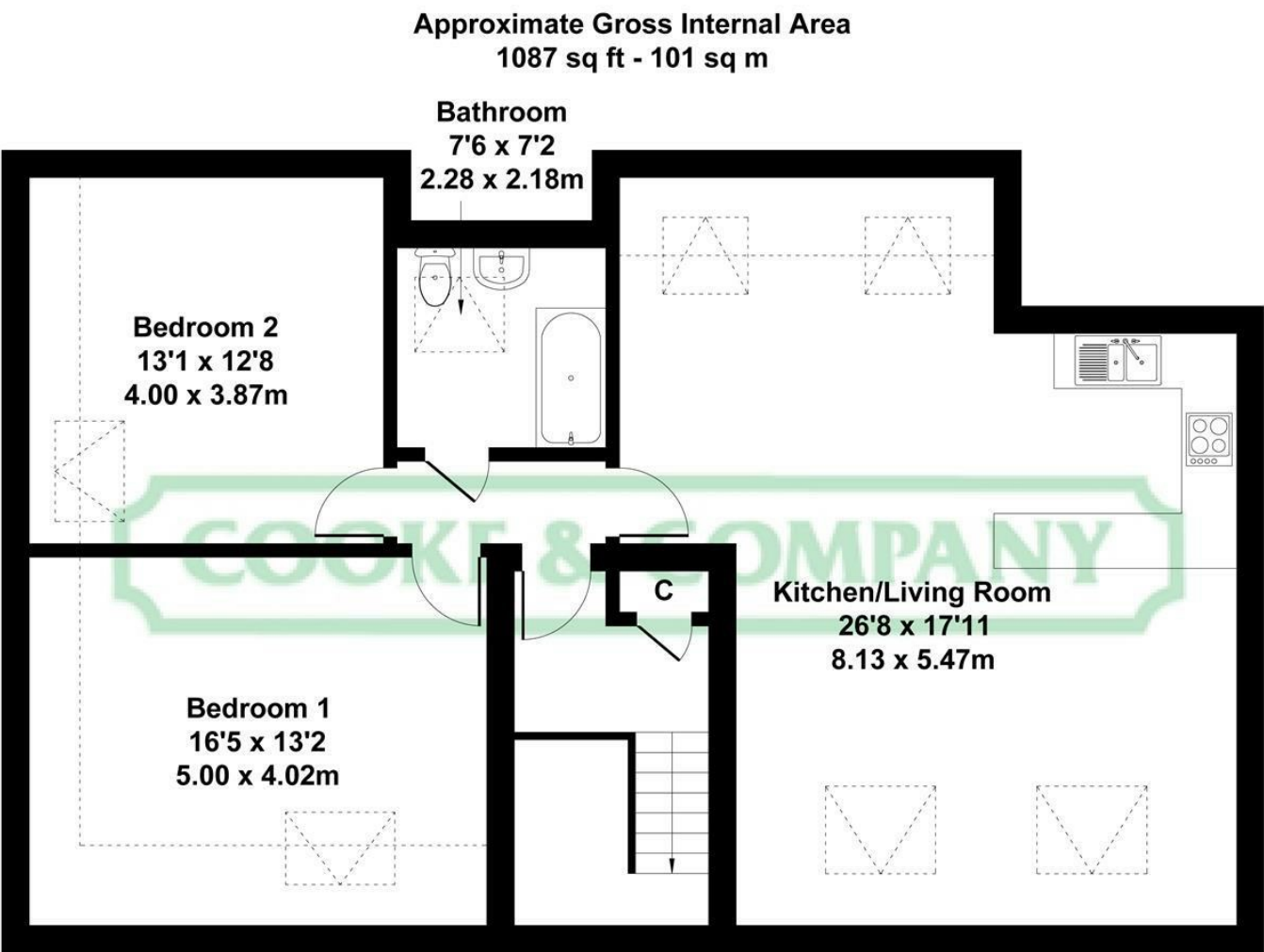
NOTE: In accordance with the Estate Agents Act 1979, Cooke and Company declare that the Vendor of this property is the son of one of the Directors..



Directions
WN7 2RW



Floor Plan



FOURTH FLOOR

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

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	