COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Henry Street, Leigh

Situated on a small purpose built development
and in a cul de sac position is this recently refurbished
one bedroom duplex apartment with a balcony

Service Charge £104.78 PCM

Asking Price £79,950

149 Henry Street

Leigh, WN7 3HA

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In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE

14’4 (max) x 11’3 (max). (4.27m’1.22m (max) x 3.35m’0.91m (max).)
Radiator. TV point.

KITCHEN

8’6 (max) x 4’7 (max). (2.44m’1.83m (max) x 1.22m’2.13m (max).)
Fitted with wall and base units. Work surfaces. Sink unit with mixer taps. Built in oven with extractor fan. Plumbing for washing machine.

FIRST FLOOR

BEDROOM

12’7 (max) x 9’2 (max) (3.66m’2.13m (max) x 2.74m’0.61m (max))
Radiator. Door leading to balcony

BATHROOM

12’8 (max) x 4’9 (max). (3.66m’2.44m (max) x 1.22m’2.74m (max).)
WC. Panelled bath with overhead shower. Vanity built in wash basin with storage. Wooden flooring. Partly tiled walls

BALCONY

PARKING

Dedicated parking space

TENURE

Leasehold

VIEWING

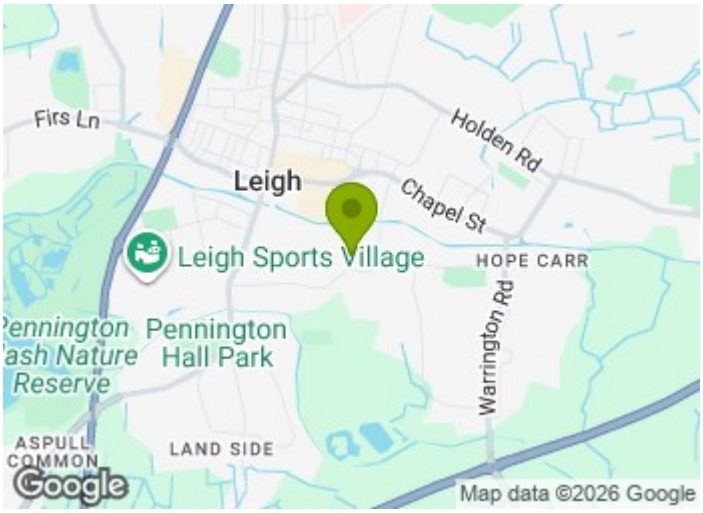
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.

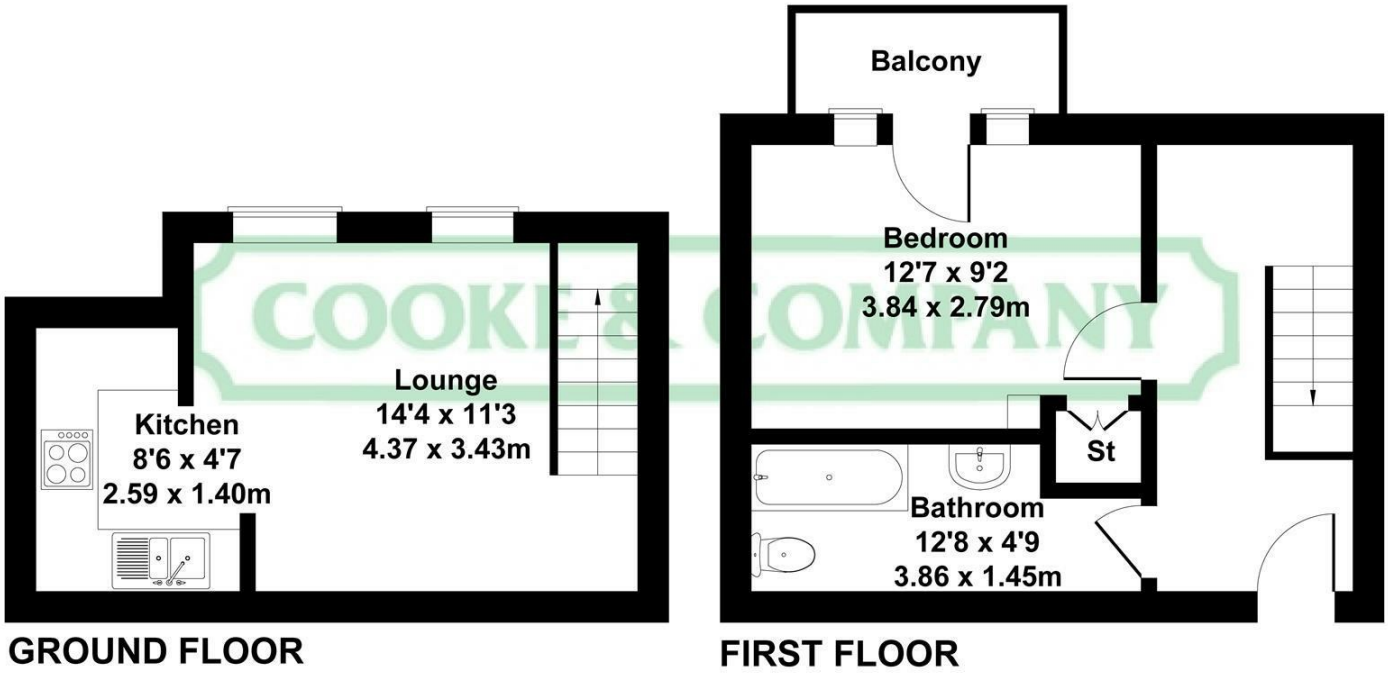


Directions

WN7 3HA

Floor Plan

Approximate Gross Internal Area
484 sq ft - 45 sq m



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Not to Scale. Produced by The Plan Portal 2025
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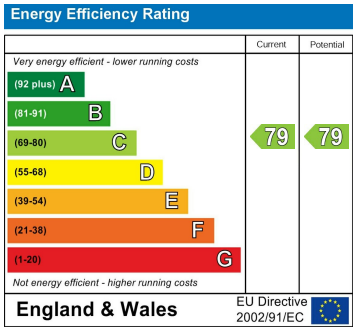
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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