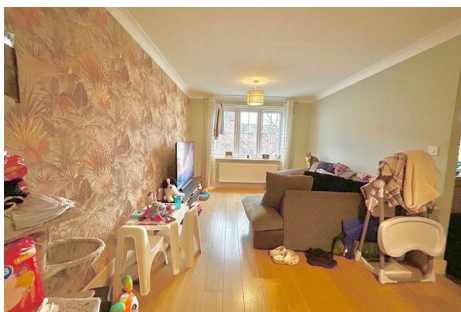


COOKE & COMPANY

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

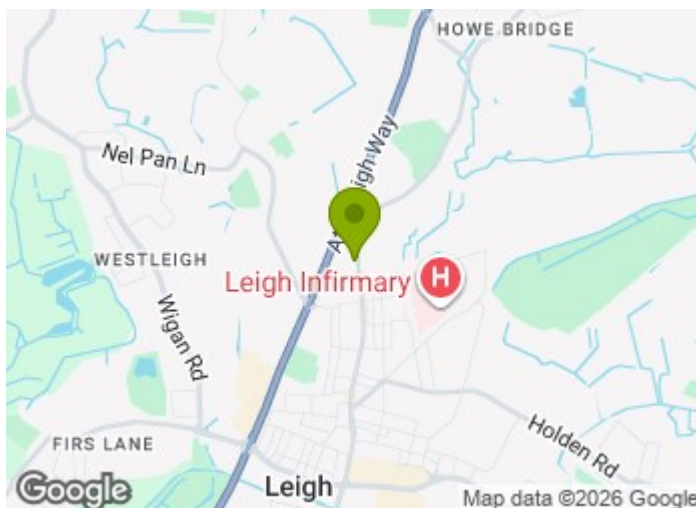
Council Tax Band A

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.

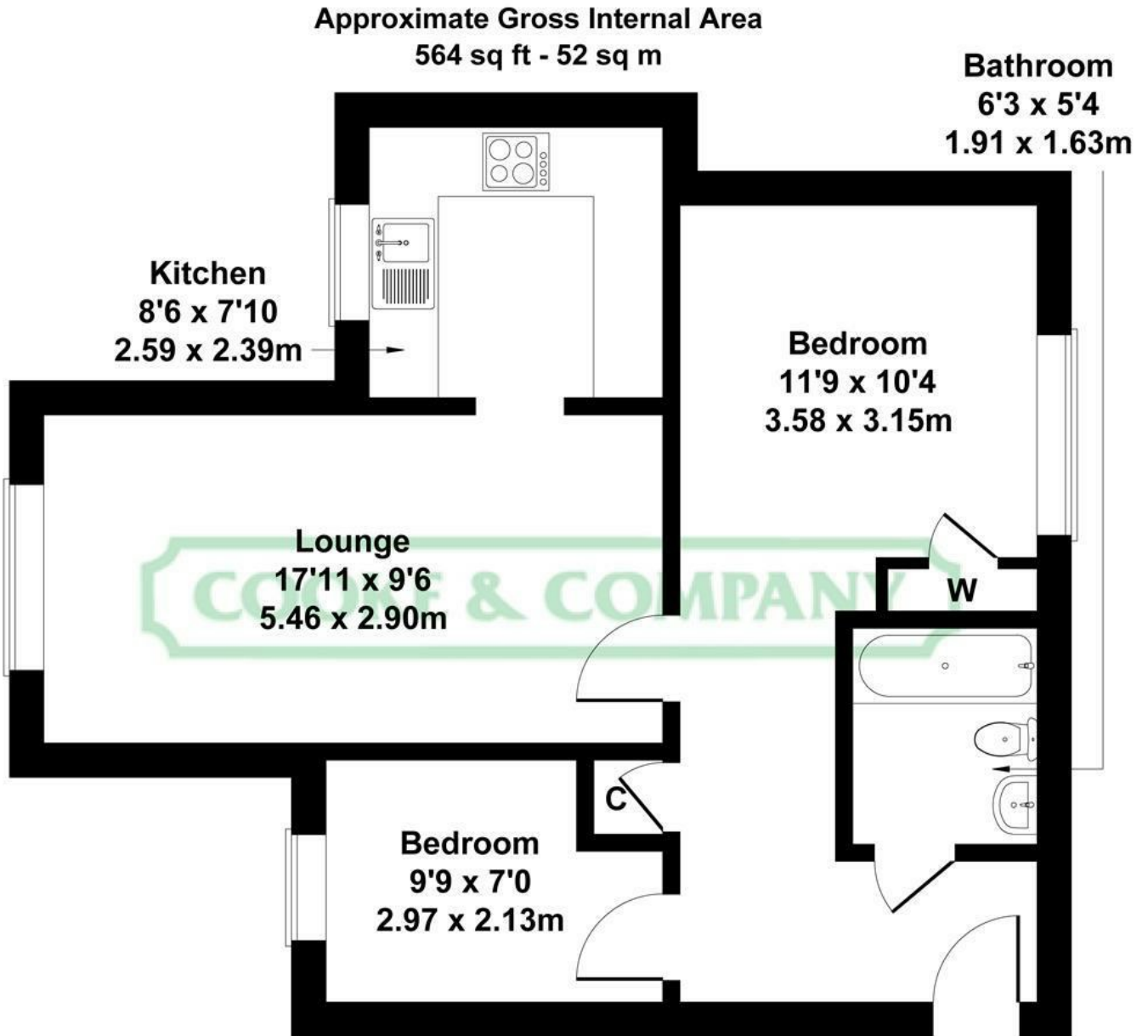


Directions

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 firm's 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	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	