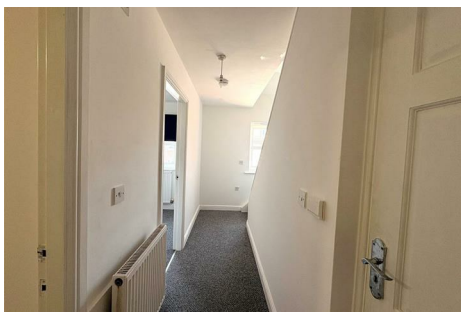


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pennington Square, Leigh

Situated on a small purpose built development and in a cul de sac position is this one bedroom modern duplex apartment

Asking Price £79,950

5 Pennington Square

Leigh, WN7 3HX



• CUL DE SAC POSITION

• IDEAL FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

FIRST FLOOR

BEDROOM

13'1 (max) x 9'2 (max). (3.96m'0.30m (max) x 2.74m'0.61m (max).)
Radiator.

BATHROOM

13'1 (max) x 4'9 (max) (3.96m'0.30m (max) x 1.22m'2.74m (max))

Low level WC. Panelled bath with overhead shower fitment. Built in vanity wash basin with storage. Partially tiled walls. Radiator.

SECOND FLOOR

LOUNGE

13'1 (max) x 11'3 (max). (3.96m'0.30m (max) x 3.35m'0.91m (max).)
Radiator. TV point.

KITCHEN

9' (max) x 5'8 (max). (2.74m' (max) x 1.52m'2.44m (max).)
Fitted with wall and base units. Work surfaces. Inset sink with mixer taps. Integrated oven, hob with extractor fan. Plumbing for washing machine.

PARKING

There is off road parking to the front of the property.

TENURE

Leasehold

LEASE LENGTH

125yrs from 1/1/2006

GROUND RENT

£97.50 pa

SERVICE CHARGE

£131.43 per month

VIEWING

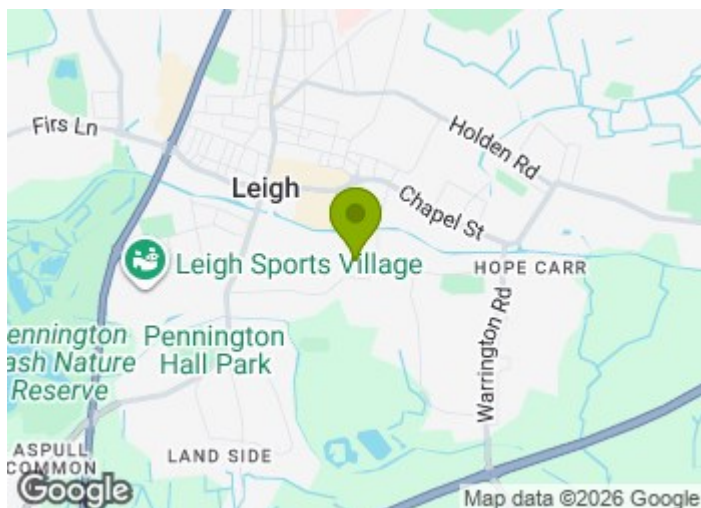
By appointment with the agents as overleaf.

COUNCIL TAX

Wigan 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.

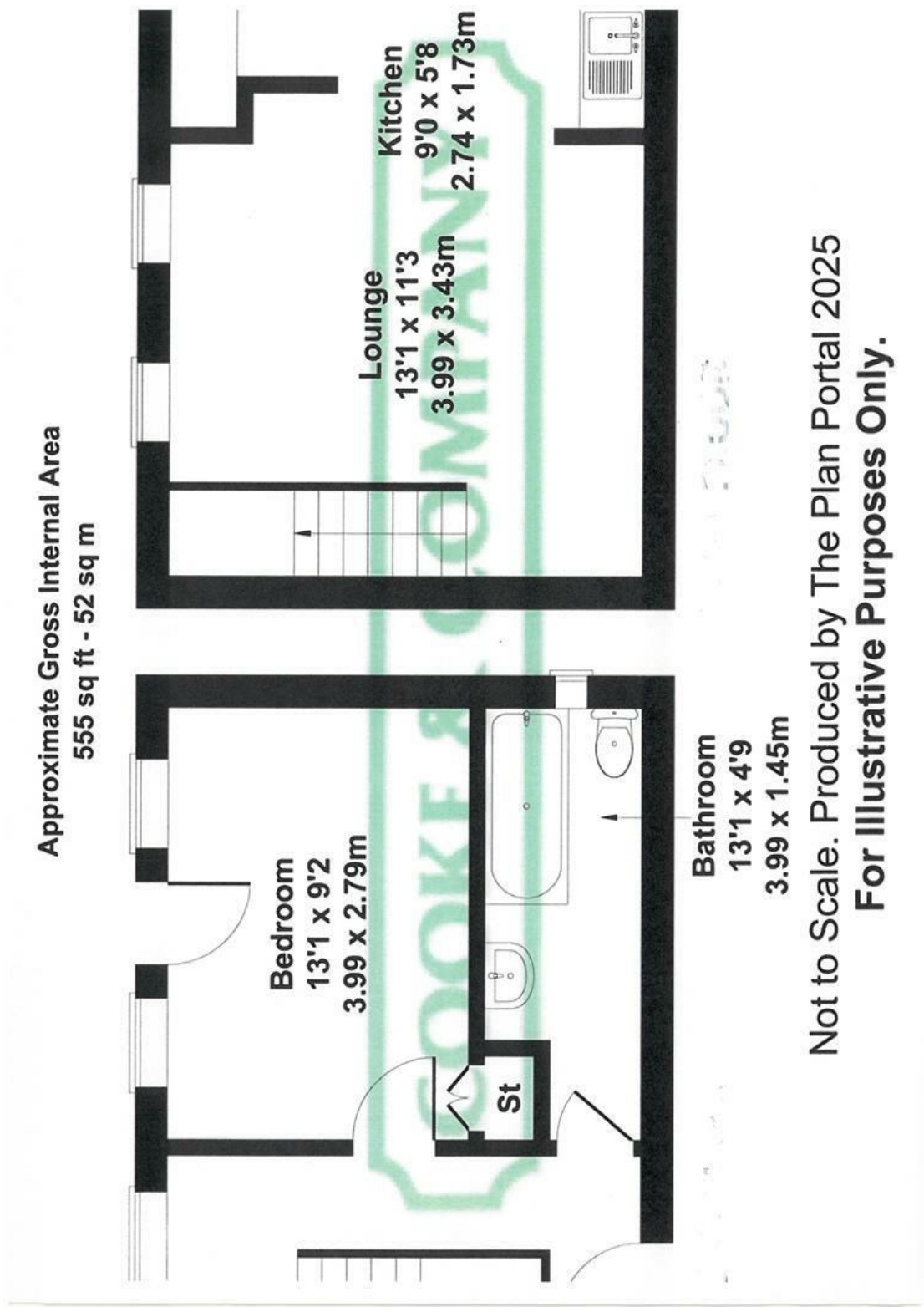


Directions

WN7 3HX



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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