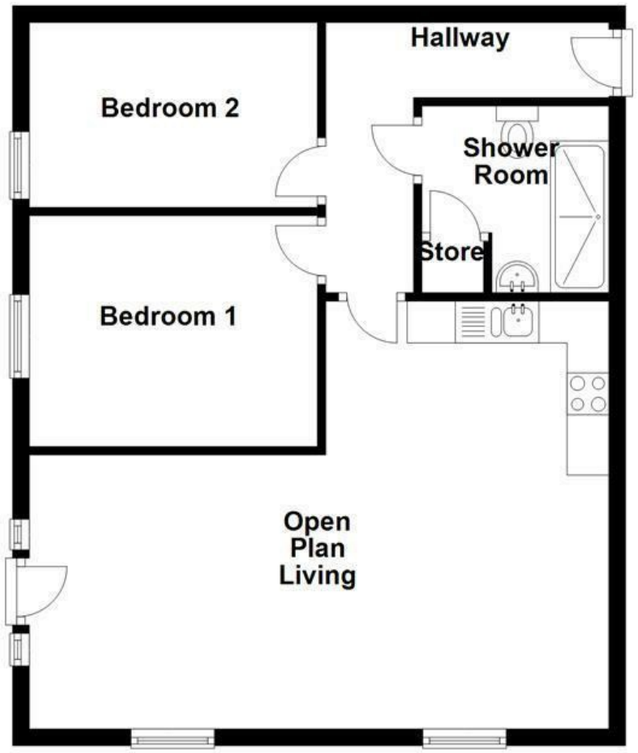
Keenans

Ground Floor



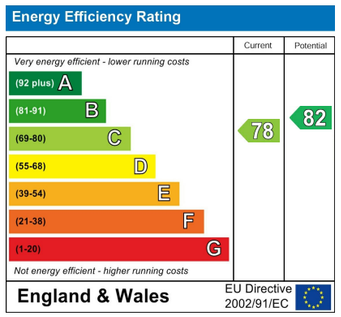
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.











Inglenook Court, Leigh, WN7 2BQ

Offers Over £125,000

2 BED LUXURY 1 OUT OF 4 PENTHOUSE APARTMENT IN A SECLUDED LOCATION:

Welcome to this charming property located in the sought-after Inglenook Court in Leigh. This delightful flat boasts an open plan living space, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a couple or single occupancy, guests, or even a home office.

The property features a well-maintained shower room, ensuring your comfort and convenience. One of the highlights of this flat is the allocated parking, providing you with a hassle-free parking solution. Additionally, being part of a gated community offers you peace of mind and a sense of security.

Imagine waking up to enviable views every morning, creating a serene and picturesque backdrop to your daily life. Whether you are enjoying a cup of tea in the morning or unwinding after a long day, these views are sure to impress.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Inglenook Court for yourself.

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.

113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Inglenook Court, Leigh, WN7 2BQ

Offers Over £125,000

2 1 1 C

- Tenure Leasehold
- Allocated Parking
- Open Plan Living Space
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Bedroom Flat With Gated Entrance
- Ideal Home For A Couple Or Single Occupancy
- EPC Rating C
- Communal Gardens
- Enviable Views

Ground Floor

Entrance

Sold wooden fire door leading to the hall.

Hall

10'7 x 6'7 (3.23m x 2.01m)

Access to the loft, smoke alarm, electric radiator, coving, doors to two bedrooms, kitchen/open living are, bathroom and laminate flooring.

Bedroom One

11'4 x 9'1 (3.45m x 2.77m)

UPVC double glazed window and electric radiator.

Bedroom Two

11'4 x 7'3 (3.45m x 2.21m)

UPVC double glazed window and electric radiator.

Shower Room

7'9 x 7'4 (2.36m x 2.24m)

Dual flush WC, wall mounted wash basin with mixer tap, direct feed mixer tap shower, part tiled elevation, extractor fan, laminate flooring electric heated towel rail and storage cupboard which houses the hot water cylinder.

Open Plan Living/Kitchen

22'9 x 10'9 (6.93m x 3.28m)

Two UPVC double glazed windows, UPVC double glazed door with access on to a Juliette balcony, coving, television point, electric radiator, range of wall and base units, laminate work top. stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, oven with four ring electric hob, extractor hood, tiled splash backs and wood effect laminate flooring.

External

Communal hallway, communal gardens, one allocated parking space and gated access.





