COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Brentwood Grove, Leigh

Offers Over £80,000

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Situated in a popular and well established location with good access to the retail parks and town centre is this one bedroom first floor apartment offering ideal first time or investment accommodation

In further the accommodation comprises:-

COMMUNAL ENTRANCE

FIRST FLOOR:

ENTRANCE

LOUNGE/KITCHEN 18’5 (max) x 11’5 (max) (5.49m’1.52m (max) x 3.35m’1.52m (max))

Tv point. Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Built in oven and hob with extractor fan.

BEDROOM 9’3 (max) x 9’2 (max) (2.74m’0.91m (max) x 2.74m’0.61m (max))

Fitted wardrobes. Radiator.

BATHROOM

Shower cubicle. Pedestal wash hand basin. Low level WC.

OUTSIDE:

PARKING

The property benefits allocated parking space.

TENURE

Leasehold (250 year lease from July 06 – Service charge is £84.83 pcm)

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

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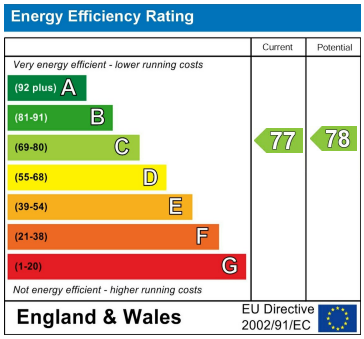
PLEASE NOTE

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.

Area Map

Floor Plans

Energy Efficiency Graph



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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