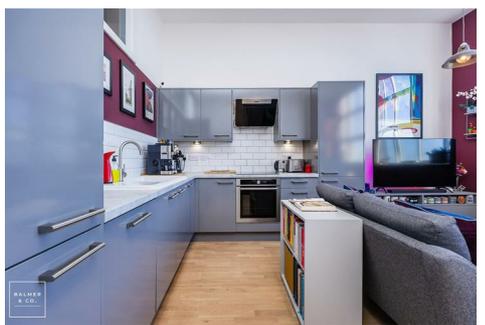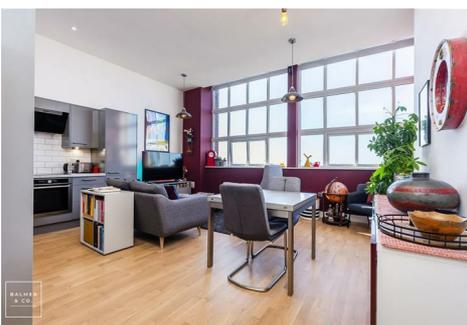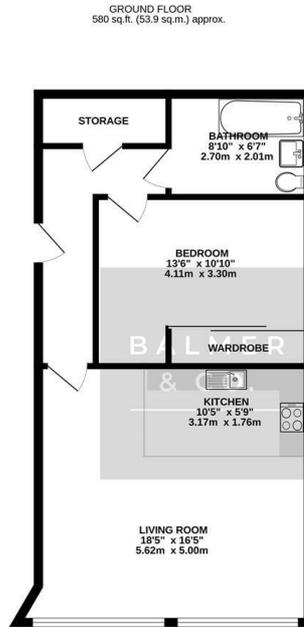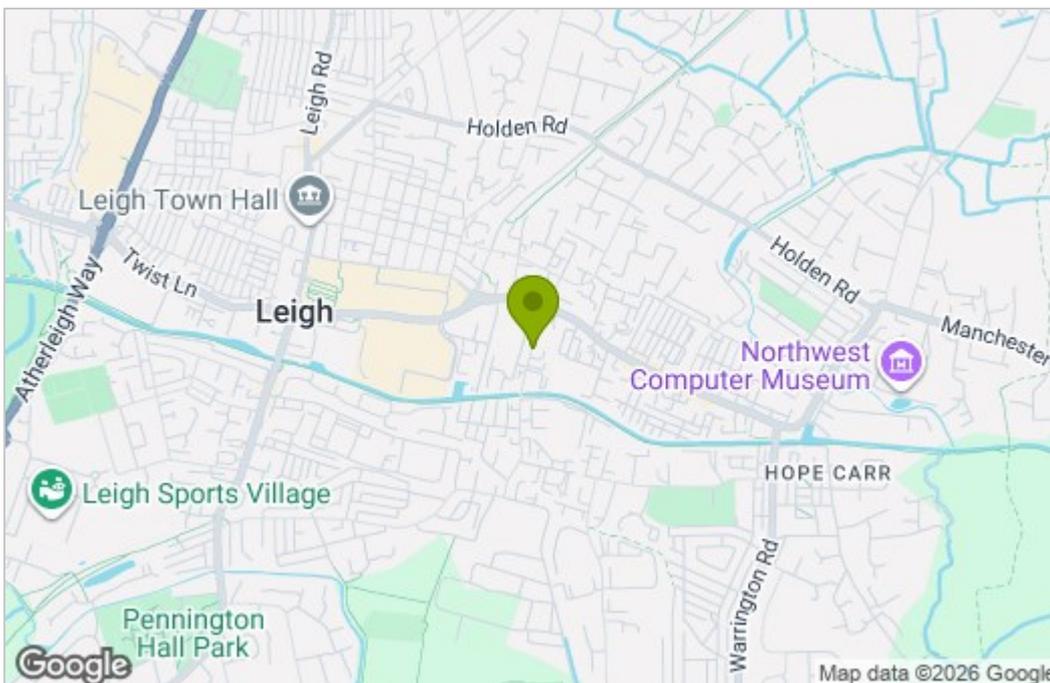# Mather Lane, Leigh, WN7 2FS

Offers Over £130,000

BALMER & CO in LEIGH are delighted to offer FOR SALE this spacious one bedroom apartment with allocated parking space, located on the third floor of the converted Mather House Mill in Leigh. Immaculately presented throughout with access to a range of on site amenities including a cinema room, private dining room as well as a gym, it would suit a wide range of buyers. Comprising in brief; secure intercom system, lift access to all floors, entrance hallway, stunning open plan living/dining room/kitchen with integrated appliances, master double bedroom with fitted wardrobes and a three piece fitted bathroom suite. An allocated parking space completes the accommodation on offer. Externally, the property is located alongside the Bridgewater canal with transport links to Manchester city centre within walking distance. Early viewings highly recommended, all enquiries welcome.

Floor Plan

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

STORAGE

BATHROOM
8'10" x 6'7"
2.70m x 2.01m

BEDROOM
13'6" x 10'10"
4.11m x 3.30m

WARDROBE

KITCHEN
10'5" x 5'9"
3.17m x 1.76m

LIVING ROOM
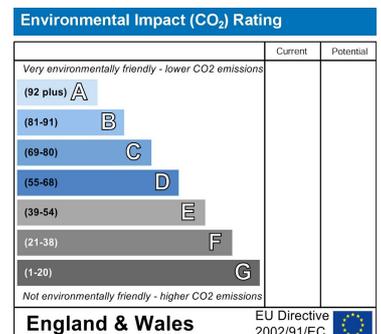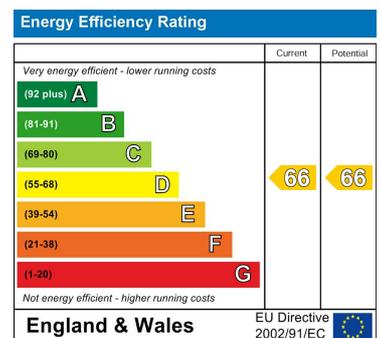18'5" x 16'5"
5.62m x 5.00m

TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Area Map

Map data ©2026 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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