



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

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Mather Lane, Leigh, WN7 2FS

£160,000

AN IDYLIC APARTMENT

Situated on Mather Lane in Leigh, this splendid apartment presents an exceptional opportunity for those seeking a stylish and comfortable living space. With two generously sized double bedrooms and two well-appointed bathrooms, this property is perfectly suited for small families or couples.

Upon entering, you will be welcomed by an impressive open-plan kitchen and living area, thoughtfully designed to blend functionality with aesthetic charm. The interiors are tastefully styled, creating a warm and inviting atmosphere that is sure to captivate. The spacious layout allows for both relaxation and entertaining, making it an ideal setting for modern living.

One of the notable features of this property is the array of amenities available to residents. A dedicated concierge service is on hand to assist with various needs, enhancing your overall living experience. For those who prioritise fitness, a well-equipped gym is conveniently located within the building, enabling you to maintain an active lifestyle without straying far from home. Additionally, a cinema room provides a delightful space to unwind and enjoy your favourite films in the company of friends or family.

The property also boasts breath-taking views over Manchester City Centre, Trafford, and the picturesque Leeds Liverpool canal, adding to its appeal. This house is truly a perfect home for any

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2 2 1 C

- Tenure Leasehold
 - Secure Off Road Parking
 - Ideal Home For A Couple Or Single Occupancy
 - Easy Access To Major Network Links
- Council Tax Band B
 - Two Well Appointed Bedrooms
 - An Array Of Amenities Located Within The Building
- EPC Rating C
 - Generous Open Plan Living/Kitchen/Dining Area
 - Viewing Essential

Entrance Hall
17'8 x 4' (5.38m x 1.22m)

Open Plan Living/Dining/Kitchen Area
26'1 x 20'2 (7.95m x 6.15m)

Bedroom One
16'4 x 8'8 (4.98m x 2.64m)

En Suite
8'8 x 4'1 (2.64m x 1.24m)

Bedroom Two
13'7 x 7'8 (4.14m x 2.34m)

Bathroom
6'10 x 6'8 (2.08m x 2.03m)

