



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		
EU Directive 2002/91/EC		
England & Wales		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mather Lane, Leigh, WN7 2FR

Offers Over £150,000

AN EXCEPTIONAL TWO BEDROOM APARTMENT - SOLD WITH NO CHAIN

Nestled on Mather Lane in Leigh, this exceptional second-floor apartment offers a remarkable living experience, having been meticulously updated to the highest standard throughout. The property features two generously sized double bedrooms, making it ideal for small families or couples seeking a stylish and comfortable home.

As you step inside, you will be greeted by an impressive open-plan kitchen and living space, designed to maximise both functionality and aesthetic appeal. The interiors are tastefully styled, creating a warm and inviting atmosphere that is sure to impress. The abundance of indoor space allows for both relaxation and entertaining, making it a perfect setting for modern living.

One of the standout features of this property is the array of amenities available to residents. A dedicated concierge service is at your disposal, providing assistance and enhancing your living experience. For those who value fitness, a well-equipped gym is conveniently located within the building, allowing you to maintain an active lifestyle without the need to venture far from home. Additionally, a cinema room is available, offering a delightful space to unwind and enjoy your favourite films in the company of friends or family.

Don't miss the opportunity to make this stunning apartment your new home.

For further information or to arrange a viewing please contact our Manchester team at your earliest convenience.

Mather Lane, Leigh, WN7 2FR

Offers Over £150,000

 **2**  **2**  **1**  **C**

- Exquisite Second Floor Apartment
- Modern Fitted Kitchen
- Gated Off Road Parking
- EPC Rating C
- Two Bedrooms
- Open Plan Living
- Tenure Leasehold
- Two Bathrooms
- Communal Facilities
- Council Tax Band B

Entrance

Communal hall with front door to entrance.

Hall

19'7 x 3'11 (5.97m x 1.19m)

Electric storage heater, spotlights, doors leading to WC, boiler cupboard with plumbing for washing machine, two bedrooms, bathroom and open plan kitchen/living area.

Open Plan Kitchen/Living Area

21'6 x 20'3 (6.55m x 6.17m)

Two UPVC double glazed windows, electric storage heater, spotlights, smoke detector, range of matte wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, integrated fridge freezer, integrated dishwasher, pendant lighting, television point and wood effect flooring.

Bedroom One

16'5 x 8'8 (5.00m x 2.64m)

Hardwood double glazed window to kitchen/living area, electric storage heater, spotlights, fitted wardrobe, television point and door to en suite.

En Suite

8'7 x 4'1 (2.62m x 1.24m)

Electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, integrated shelving, tiled elevations and tiled flooring.

Bedroom Two

12'10 x 7'8 (3.91m x 2.34m)

Hardwood single glazed window to kitchen/living area, electric storage heater and spotlights.

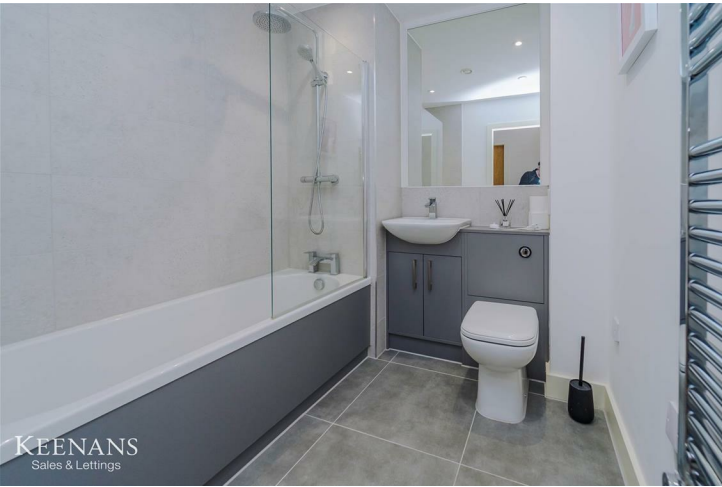
Bathroom

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

Electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, spotlights, extractor fan, integrated shelving, tiled elevations and tiled flooring.

External

Gated allocated parking space, communal cinema room, gym and function room with kitchen facilities.



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