



## 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

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.

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

## 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)



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