



Apartment 16 Mather Lane, Leigh, WN7 2FR

Asking Price £145,000

CASA SALES AND LETTINGS are delighted to offer FOR SALE this very spacious well presented two bedroom FIRST floor apartment which has been finished to a high standard. The apartment benefits from a bright and spacious living area with large windows bringing in lots of natural light. Comprising in brief; entrance hall, master bedroom with modern fitted mirrored wardrobes and modern en-suite, the main bathroom is next door off the entrance hall with a separate utility cupboard to house appliances, second bedroom and a fabulous open plan kitchen, dining area with modern fitted kitchen including integrated fridge freezer, dishwasher, electric oven, induction hob and extractor hood complete the property.

Mather Lane Mill is a Grade II listed cotton spinning mill which was built in 1882. The building has been completely renovated to an excellent standard into luxury apartments. It is located within walking distance of Leigh town centre, the Manchester guided busway and close to local schools and other amenities. A short drive away is the A580 East Lancashire Road for onward travel to Manchester and Liverpool.

Living in Loom Wharf also gives you the extra benefits of an exceptional state of the art HIK Vision CCTV system, gym and cinema room. There is also a concierge desk to manage enquiries and parcel deliveries.

Viewing is highly recommended, as this will make a perfect home for a first time buyer or buy to let landlord.

ENTRANCE HALL

Light oak floor, intercom, downlights, smoke alarm, electric radiator and electric sockets

MASTER BEDROOM 8'6" x 14'5" (2.6 x 4.4)



Modern carpet, downlights, built in mirror fronted wardrobes, electric sockets, TV Point

EN-SUITE 5'9" x 3'11" (1.77 x 1.21)



Built in WC and sink, grey tiled floor, separate shower cubicle with electric shower, modern grey towel rail, extractor fan, vanity housing unit

BEDROOM 8'6" x 14'5" (2.6 x 4.4)



Internal windows, grey carpet, window at the top to lounge, electric socket, oak fire doors

BATHROOM 6'7" x 6'10" (2.03 x 2.09)



3 piece modern white suite, bath with electric shower over bath, grey tile floor, sink, modern grey vanity unit, WC, downlights, extractor fan and chrome towel rail.

OPEN PLAN LIVING 20'2" x 21'7" (6.17 x 6.58)



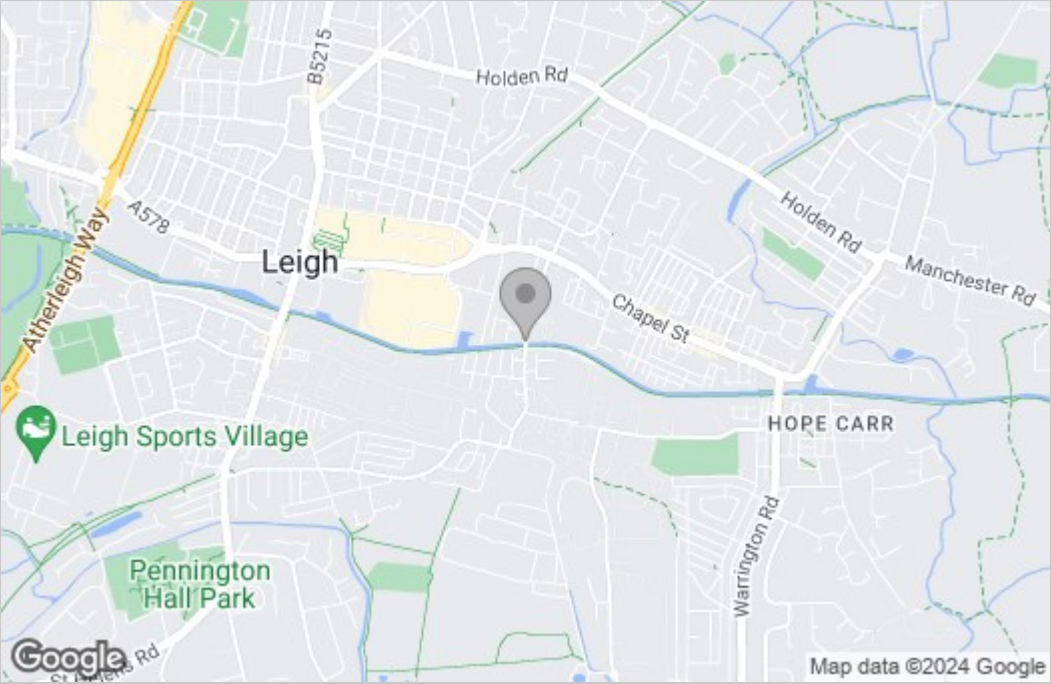
Electric storage heater, light oak laminate floor, UVPC double glazing, downlights, ceiling light to lounge and dining area, modern fitted white kitchen with a range of base and wall units, electric oven, induction hob and chrome and black extractor fan, under cupboard lighting, built in dishwasher and fridge freezer, electric sockets, TV point, smoke alarm

LAUNDRY CUPBOARD 3'6" x 4'10" (1.08 x 1.48)

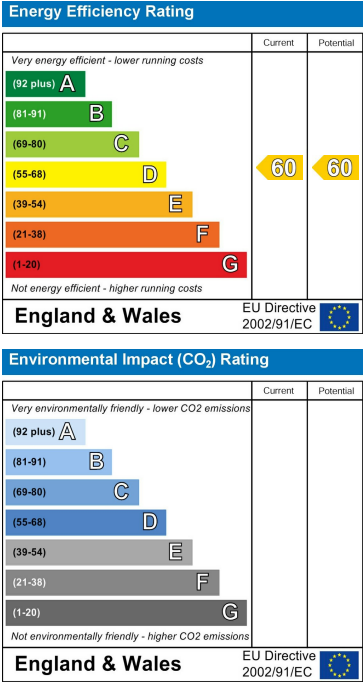
Boiler storage, washing machine, work top, electric cupboard, camera, intercom speaker, smoke alarm, wall mounted light,

Floor Plan

Area Map



Energy Efficiency Graph



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