

**THE CONVENT, 5 ORCHARD LANE,
LEIGH, WIGAN, WN7 1EF**

OFFERS OVER £110,000

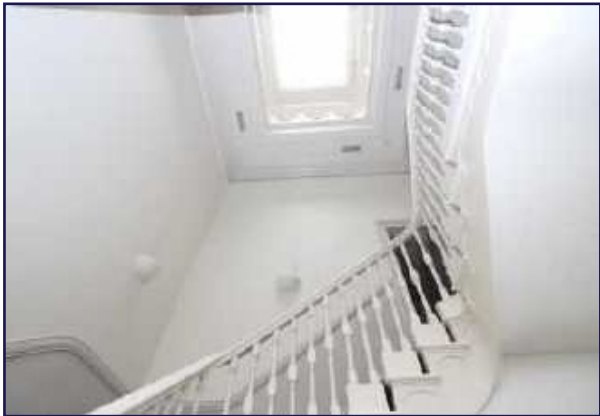
- One Bedroom Apartment
 - First Floor
 - Communal Gardens
 - Allocated & Guest Parking
 - Excellent Presentation Throughout
 - No Chain
 -
- EPC Rating: E**



Borron Shaw

Your local Estate Agent





MODERN FIRST FLOOR APARTMENT - SITUATED IN A QUIET PART OF LEIGH CLOSE TO LILFORD PARK WITH PLAY AREAS AND A WOODLAND WALK - CONVERTED CONVENT - BEAUTIFUL BUILDING WITH STUNNING COMMUNAL AREAS - NO ONWARDS CHAIN

We are delighted to be able to offer this apartment for sale. It comprises of:- Entrance Hallway, Open Plan Living Space with Kitchen, Bedroom and a Bathroom. The communal entrance opens up to a stunning staircase taking you up to the first floor. You have an allocated parking and guest parking spaces with stunning communal gardens.

Average rent achievable is £550 pcm.

Entrance Hallway

Entrance door into the hallway with internal doors to open plan living space, bedroom and bathroom.

Open Plan Living 18' x 16'5" (5.49m x 5.00m)

Spacious living area with lounge/dining areas with a feature fireplace and a kitchen with fitted wall and base units, cupboards and drawers, stainless steel 1 ½ sink unit with drainer and mixer tap over, built in electric oven and hob with extractor hood over, plumbed for washing machine, partially tiled walls, inset spotlights, coved ceiling, electric radiator, UPVC double glazed window.

Bedroom 12'9" x 14'9" (3.89m x 4.50m)

UPVC double glazed window, coved ceiling, electric radiator.

Bathroom 7' x 9'10" (2.13m x 3.00m)

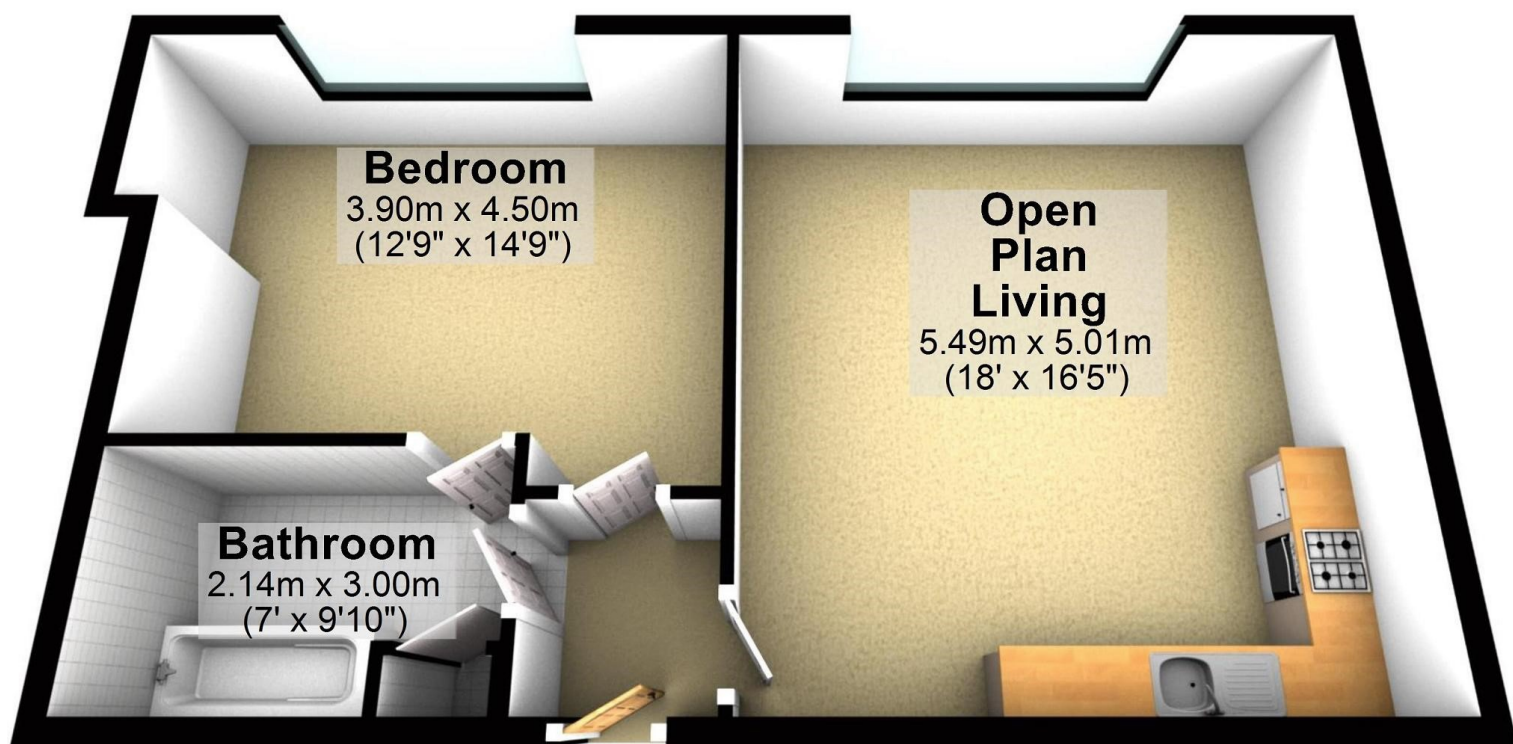
Panel with electric shower over, pedestal hand wash basin, low level WC, heated towel rail, fully tiled walls and floor, inset spotlights.

Exterior

Gated access to communal grounds with lawned gardens, allocated and guest parking.



First Floor



MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com

