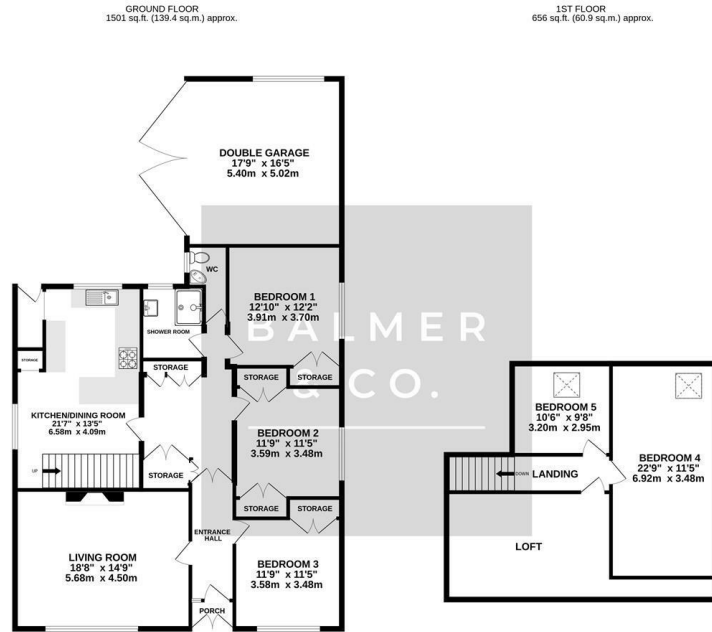


Leigh Road, Leigh, WN7 1SH
£299,950



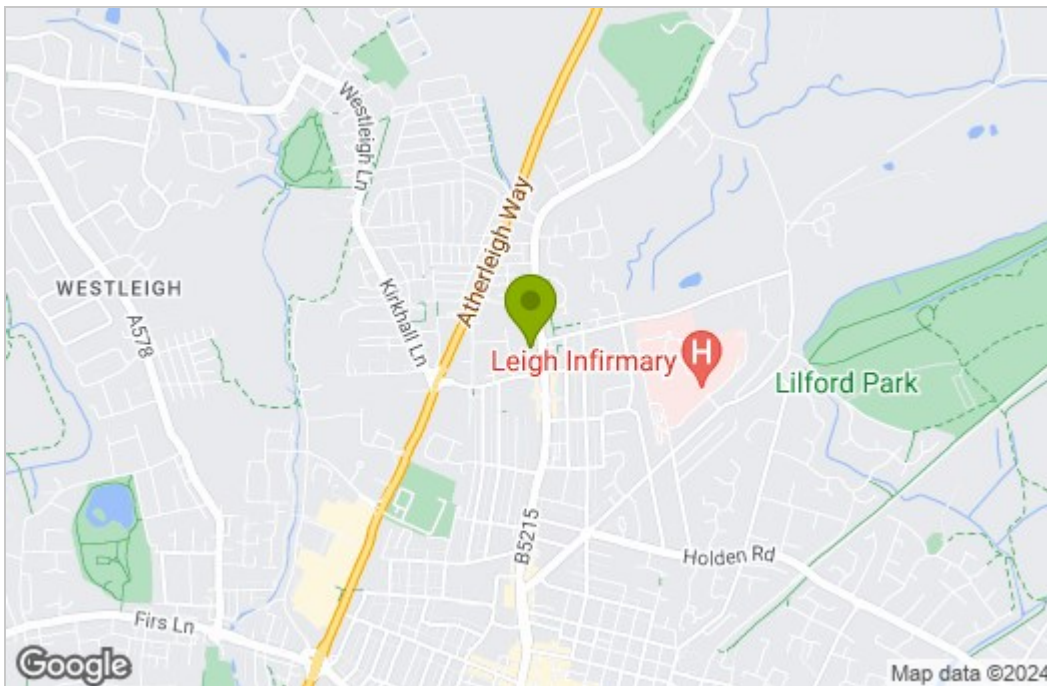
BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom detached bungalow in Leigh. Offered with no onward chain and offering excellent family living accommodation, this property simply must be viewed. Comprising in brief of entrance porch, hallway, three ground floor double bedrooms, large living room with electric fireplace and surround, large open plan kitchen/dining room, with shower room and W.C, completing the ground floor. To the first floor is a large converted loft with two further rooms which could be used as extra bedrooms/office space, with a separate large loft space offering excellent storage completing the accommodation on offer. Outside the property occupies a generous plot with large low maintenance frontage and driveway proving off road parking, whilst to the rear there is a large garden with external garage/workshop which has planning permission granted for extension/conversion into the main household. Early viewings highly recommended, all enquiries welcome.

Floor Plan

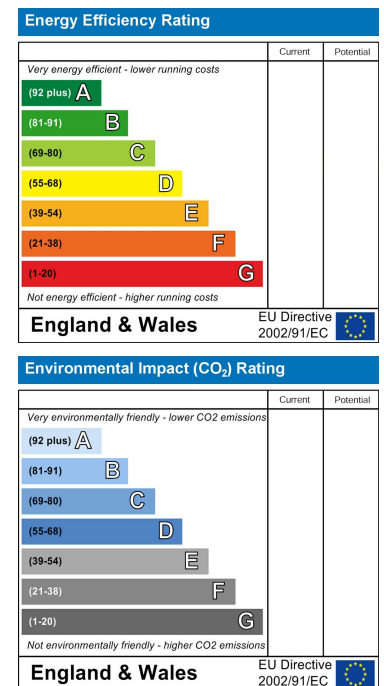


TOTAL FLOOR AREA: 2156 sq.ft. (200.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error. Attention is recommended. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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.