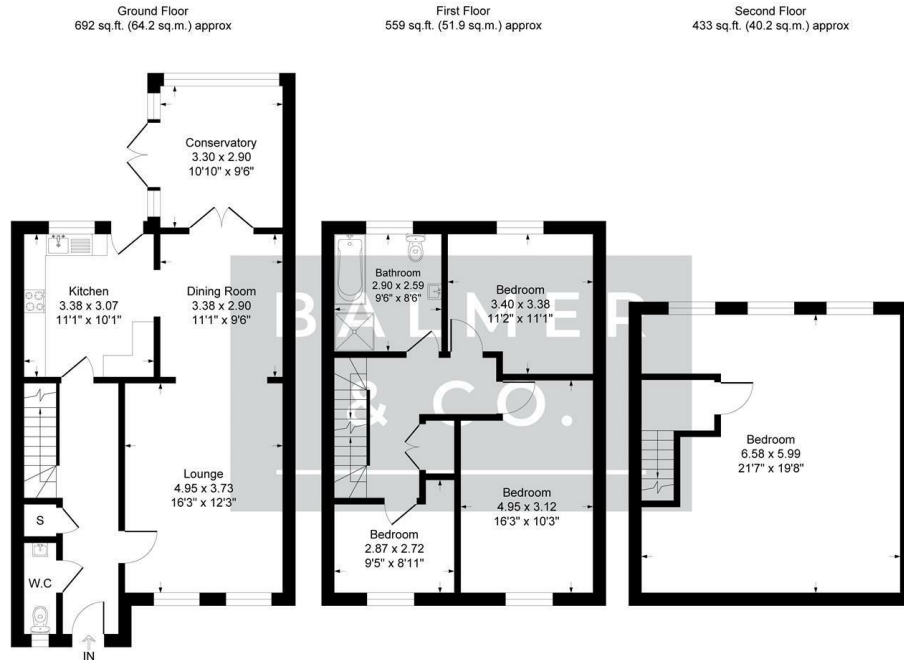


Lily Lane, Bamfurlong, WN2 5JS
£239,950



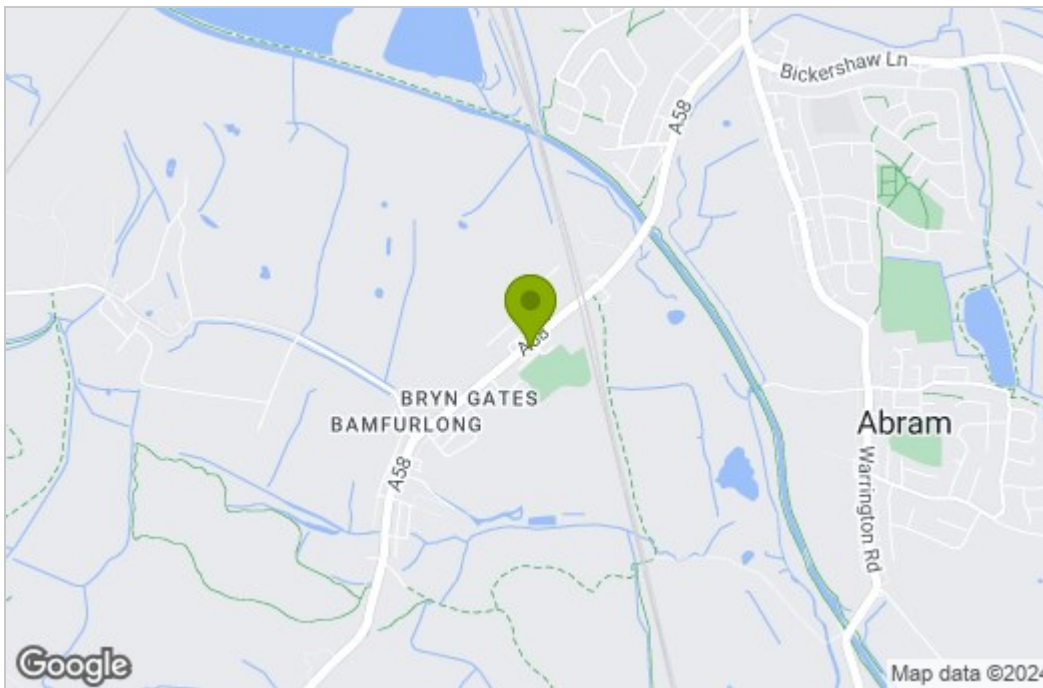
BALMER & CO are delighted to offer FOR SALE this spacious four bedroom semi-detached house, set over three floors in Bamfurlong, Wigan. Offered with no onward chain this property offers excellent family living accommodation and is set with open aspect views to the rear. Comprising in brief of entrance hallway, large living room with feature fireplace and surround, modern fitted kitchen, separate dining room, conservatory, with W.C, completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom, with four piece family bathroom, whilst to the second floor is a large master bedroom suite completing the accommodation on offer. Outside the property is garden fronted whilst to the rear there is a low maintenance South-East facing garden with gates providing off road parking. Behind there are open aspect views of the playing fields beyond. Early viewings highly recommended, all enquiries welcome.

Floor Plan

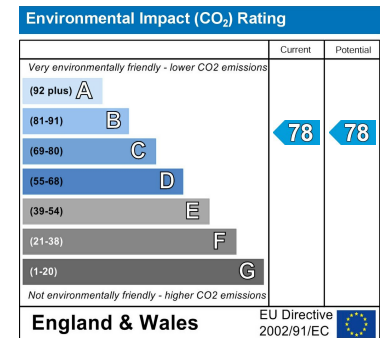
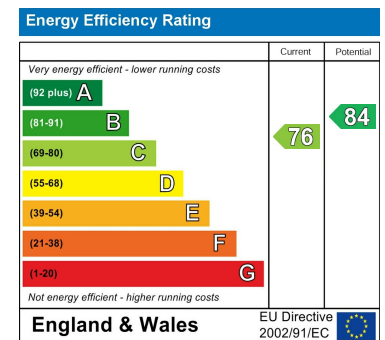


Total Floor Area : 1684 sq.ft. (156.4 sq.m.) approx
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.