

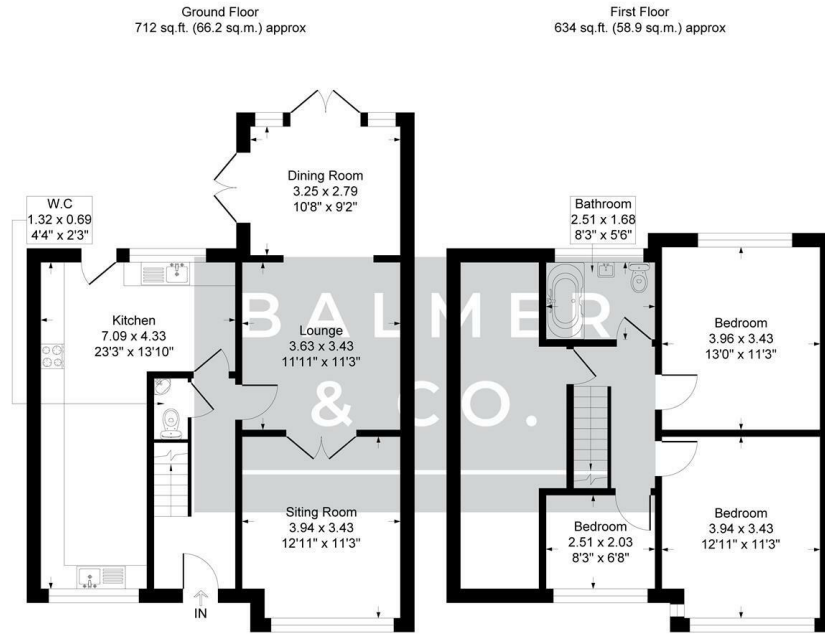
Wash Lane, Leigh, WN7 2TE  
Offers Over £295,000





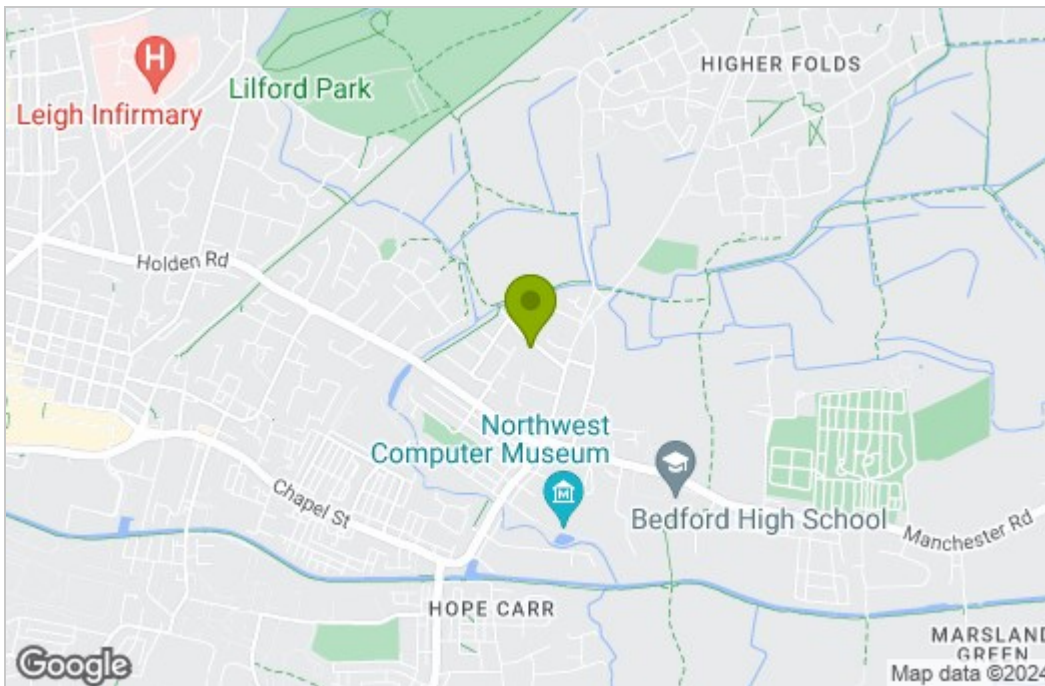
BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in a popular and well regarded residential location in Leigh. Immaculately presented throughout, extended and converted, this property simply must be viewed. Comprising in brief of entrance hallway, living room, sitting room with feature fireplace and surround, dining room to the rear, large modern fitted kitchen with integrated appliances, with W.C. completing the ground floor. To the first floor are two large, well proportioned doubled bedrooms, both with fitted wardrobes, third large single bedroom, three piece family bathroom, with extra eave storage space over the converted garage below completing the accommodation on offer. Outside the property occupies a generous plot with a garden frontage and driveway for two vehicles, whilst to the rear there is a large South-West facing garden with a feature summerhouse. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

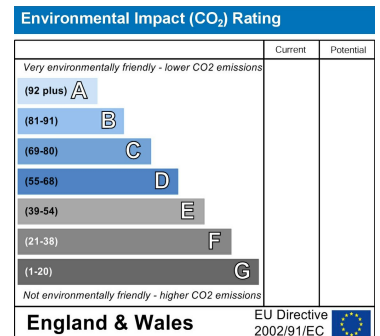
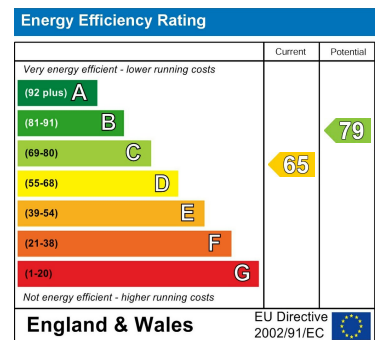


Total Floor Area : 1346 sq.ft. (125.1 sq.m.) approx  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.