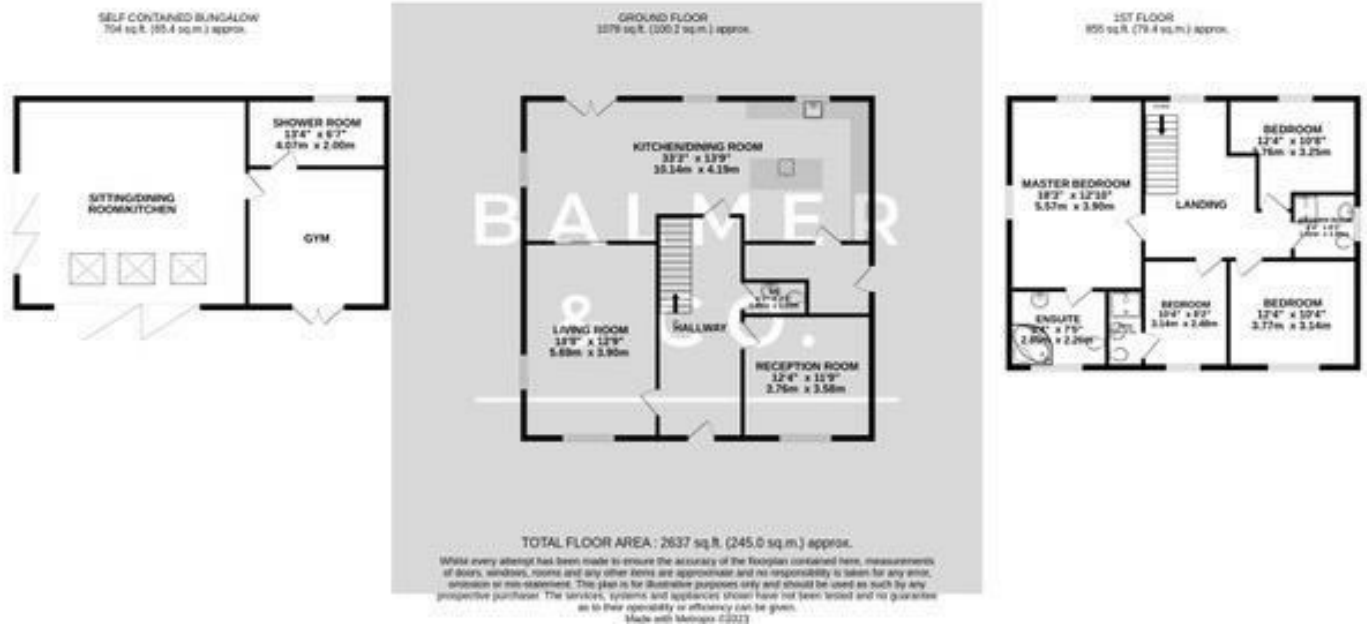


Aspull Common, Leigh, WN7 3PB
Offers Over £580,000

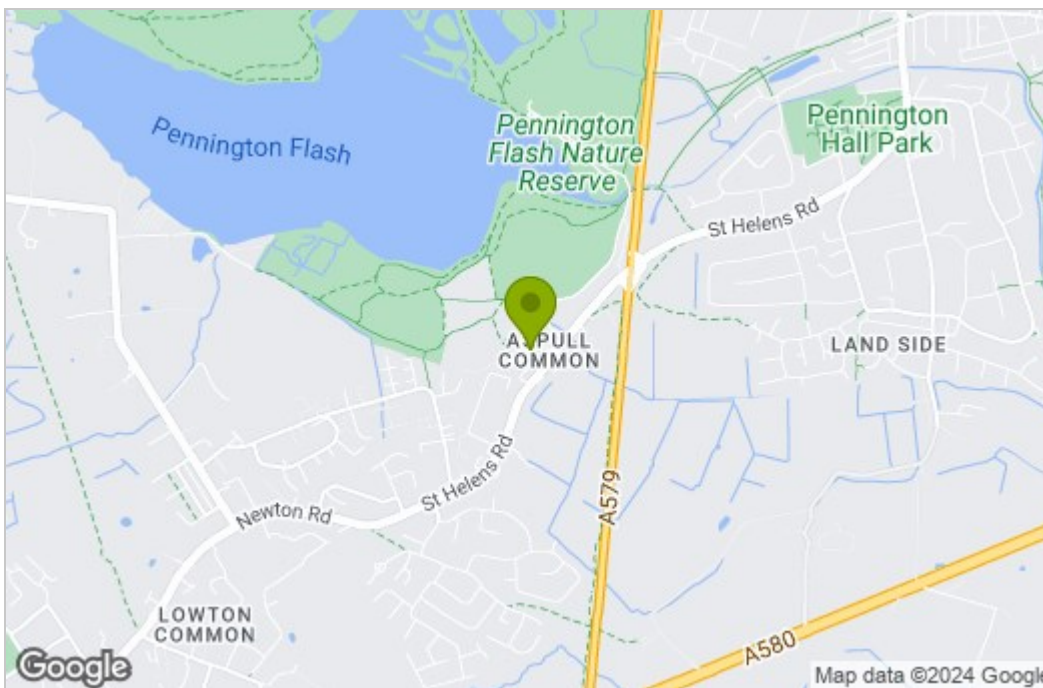


BALMER & CO are delighted to offer FOR SALE this exclusive four bedroom detached house with the added benefit of a rear one bedroom annex, set in a semi-rural location close to Pennington Flash country park. Offered with no onward chain, this property is immaculately presented throughout and simply must be viewed. Comprising in brief of entrance hallway, stunning open plan kitchen/dining/sitting room with modern integrated appliances and bi-folding doors leading to the rear gardens, separate living room, with a further reception/office and W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite bathroom with underfloor heating, second double bedroom with ensuite shower room, with two further double bedrooms with fitted wardrobes and modern four piece family bathroom with underfloor heating completing the accommodation on offer. Outside the property occupies a generous plot with front garden and off road parking for several vehicles, whilst to the rear there is a low maintenance, enclosed, South facing garden with an external one bedroom annex, comprising open plan modern fitted kitchen/sitting room with bi-folding doors, whilst there is also an ensuite shower room leading from the double bedroom. Early viewings are highly recommended, all enquiries welcome.

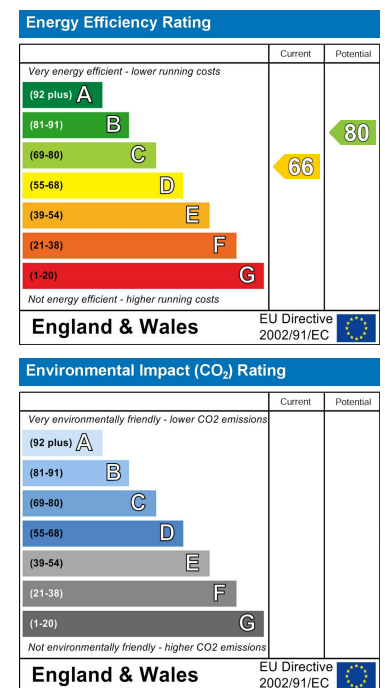
Floor Plan



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.