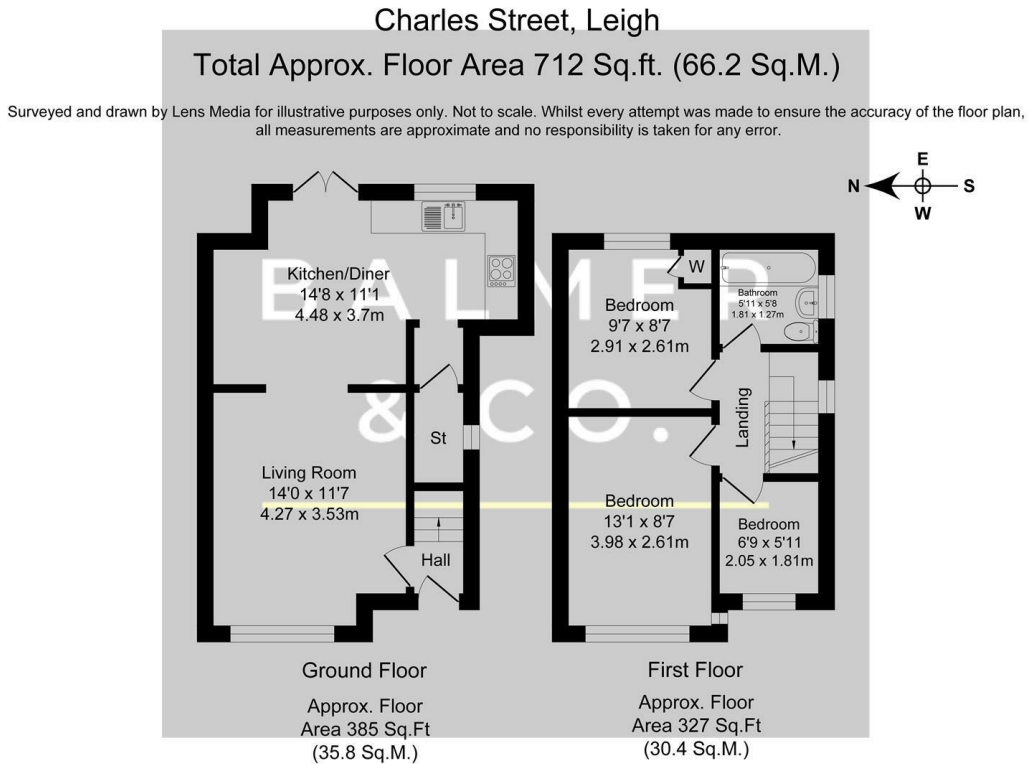


Charles Street, Leigh, WN7 1PP  
Offers Over £210,000

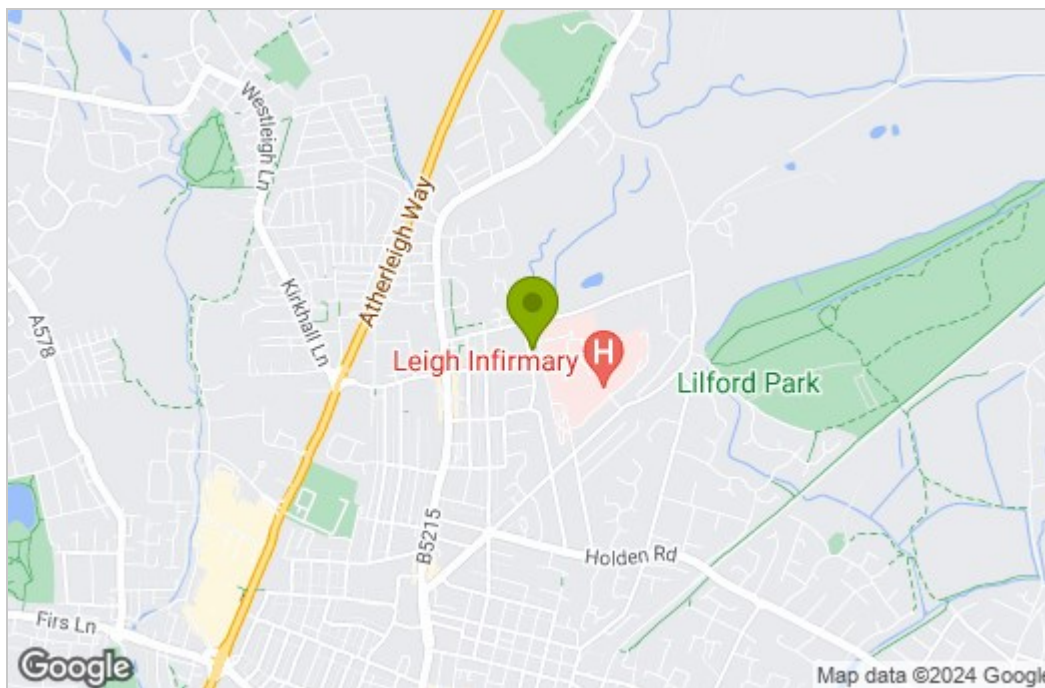


BALMER & CO are delighted to offer FOR SALE this newly refurbished three bedroom semi-detached house in Leigh. Offered with no onward chain, this property is immaculately presented to the market and simply must be viewed. Comprising in brief of entrance hallway, bay fronted living room with feature media wall and fireplace, large dining room with French doors leading to the rear garden, with modern fitted kitchen with integrated appliances completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom, with modern fitted three piece family bathroom completing the accommodation on offer. Outside the property has a low maintenance front with a driveway providing off-road parking, whilst to the rear there is a fully enclosed, private garden. Early viewings highly recommended, all enquiries welcome.

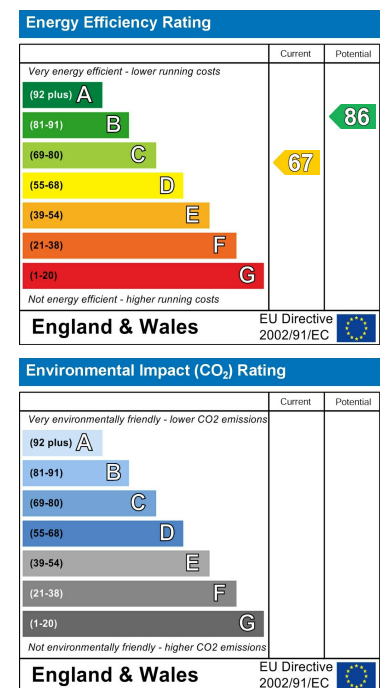
## Floor Plan



## 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.