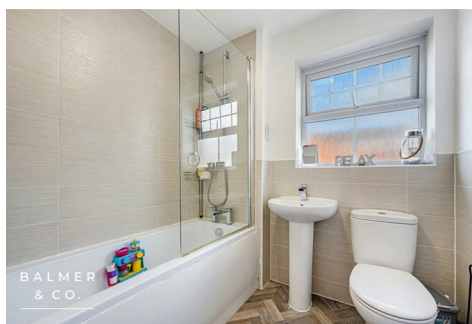


Adamson Grove, Leigh, WN7 4RS  
£350,000

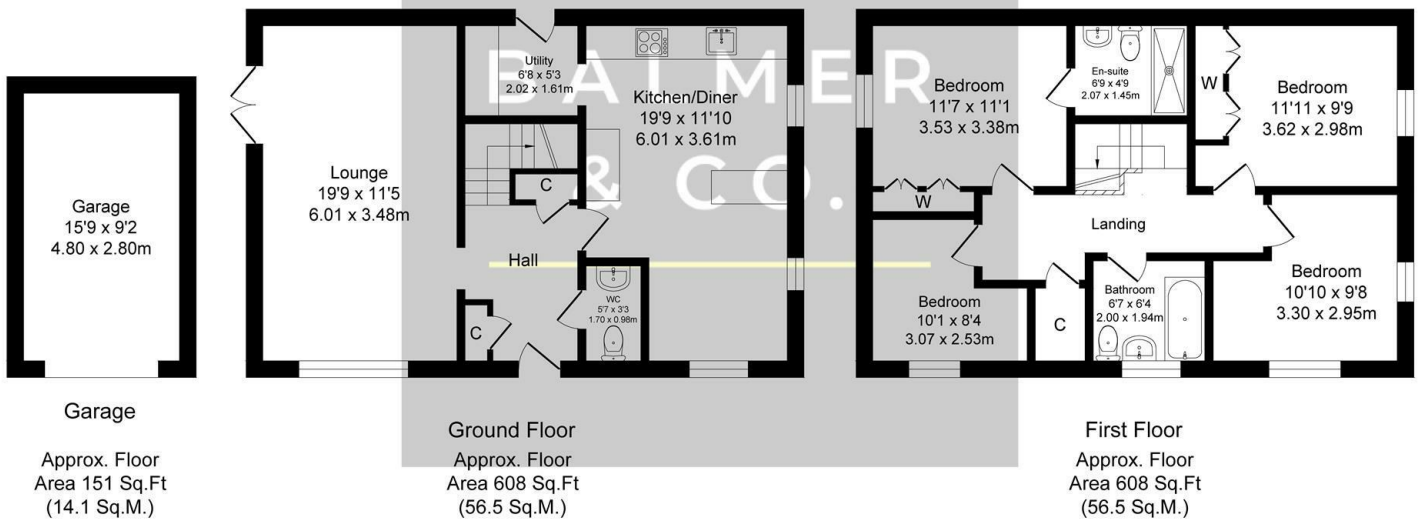
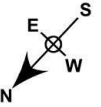


BALMER & Co are delighted to offer FOR SALE this fantastic four bedroom detached family home situated at the ever popular Pennington Wharf development in Leigh. Offering excellent family living accommodation, this property is immaculately presented to the market and simply must be viewed. Comprising in brief of entrance hallway, large living room with feature electric fireplace and French doors leading to the rear garden, stunning modern fitted kitchen/dining room with fully integrated appliances, separate utility room, with W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms, with three piece family bathroom completing the accommodation on offer. Outside the property has astroturf to the front and side providing a nice external seating area, whilst to the rear there is a fully enclosed, low maintenance garden with detached single garage. Early viewings highly recommended, all enquiries welcome.

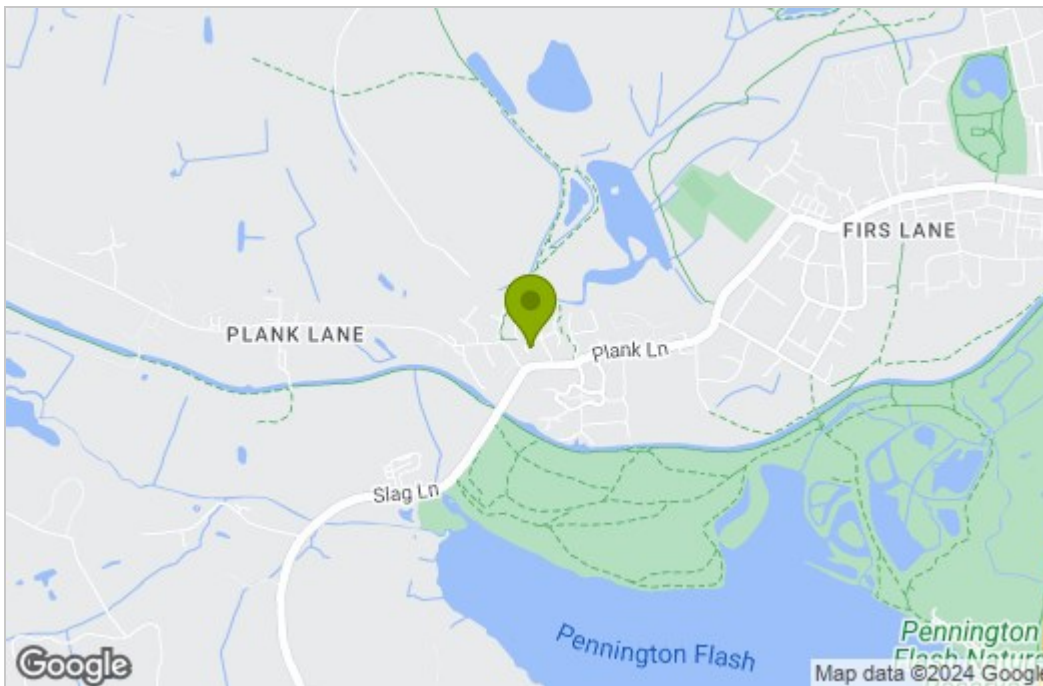
## Floor Plan

### Adamson Grove Total Approx. Floor Area 1367 Sq.ft. (127.0 Sq.M.)

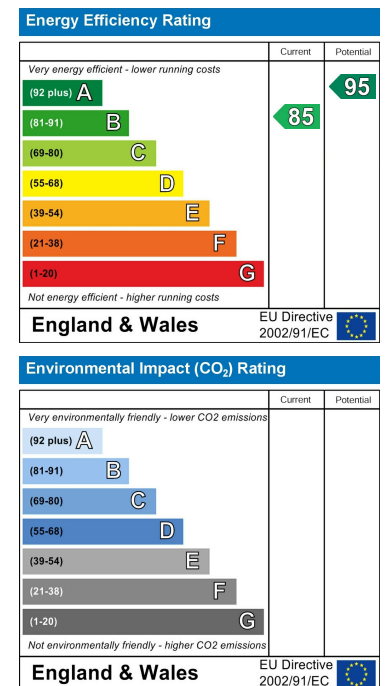
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## 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.