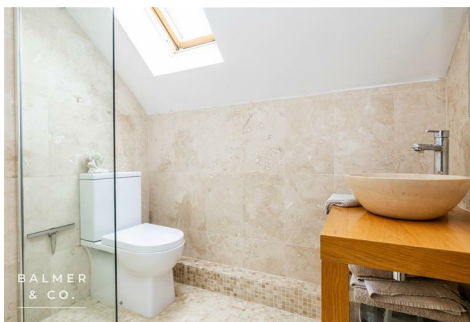


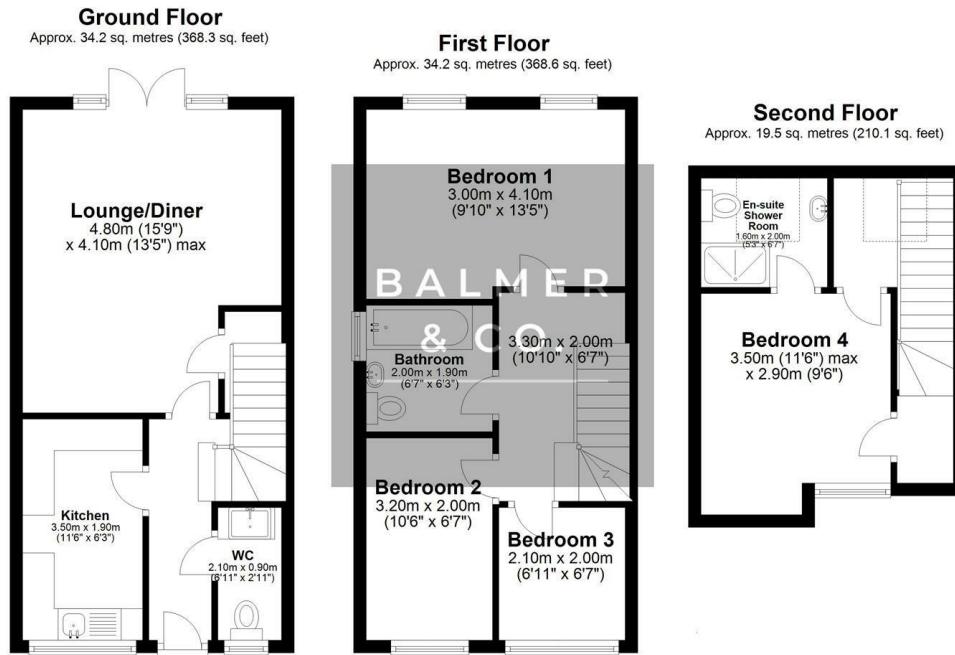
Garden Vale, Leigh, WN7 5SY  
Offers Over £230,000





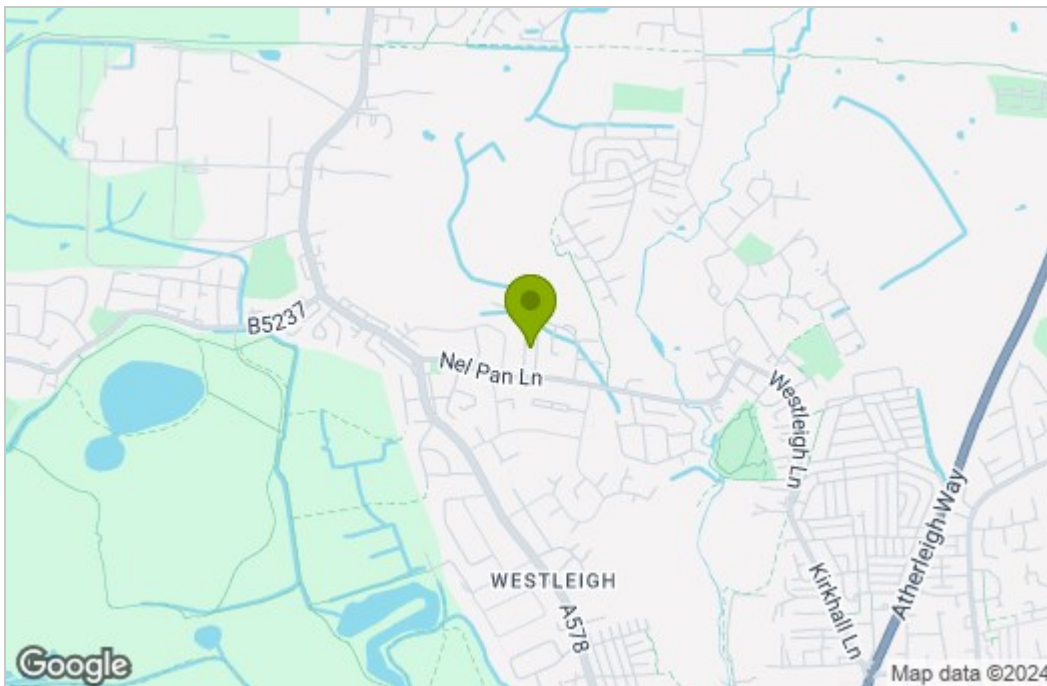
BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom townhouse situated in a popular residential area with great access to local amenities and transport links. Comprising in brief of entrance hallway, large sitting/dining room with French doors leading to the rear gardens, brand new modern fitted kitchen with appliances, with W.C. completing the ground floor. To the first floor are two double bedrooms, a single bedroom, with three piece family bathroom completing the first floor. To the second floor there is a large master bedroom with fitted wardrobes and ensuite wet room with underfloor heating completing the accommodation on offer. Outside the property is garden fronted with a driveway providing off road parking for two vehicles, whilst to the rear there is a fully enclosed low maintenance rear garden with external summerhouse, sheds and hot tub included in the sale. Early viewings highly recommended, all enquires welcome.

## Floor Plan

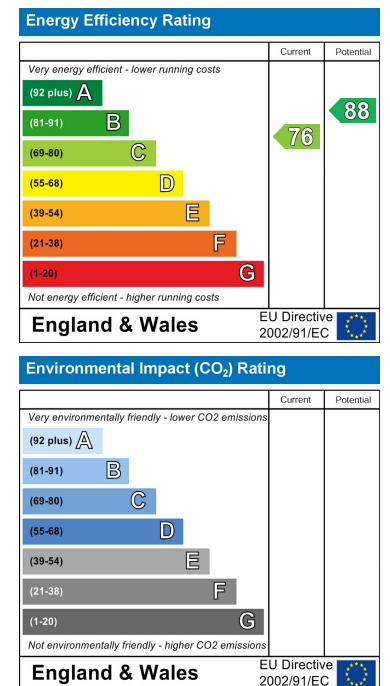


Total area: approx. 88.0 sq. metres (946.9 sq. feet)

## 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.