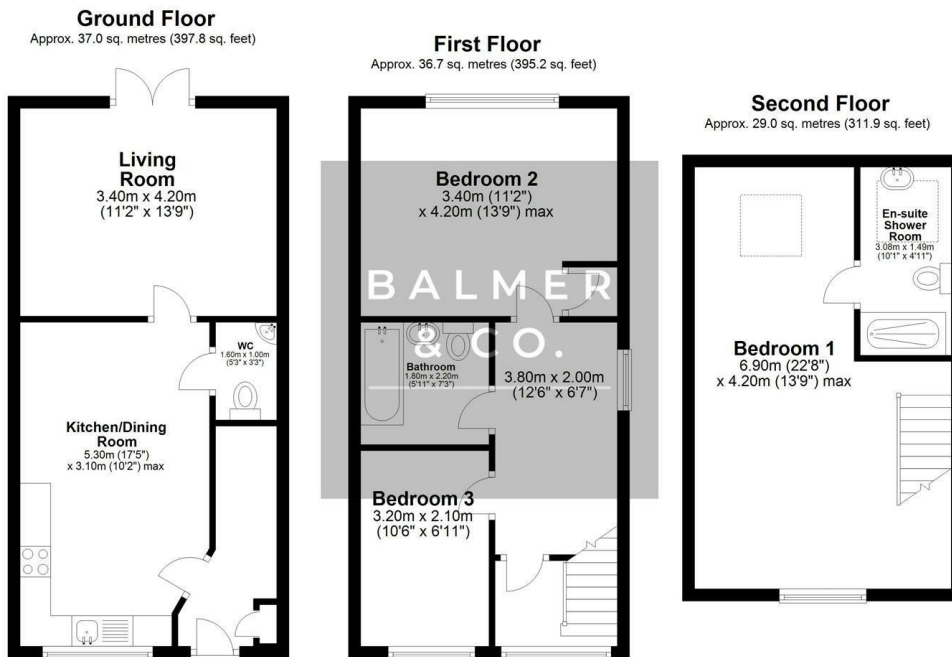


Rozman Park, Leigh, WN7 4RR  
Offers Over £280,000



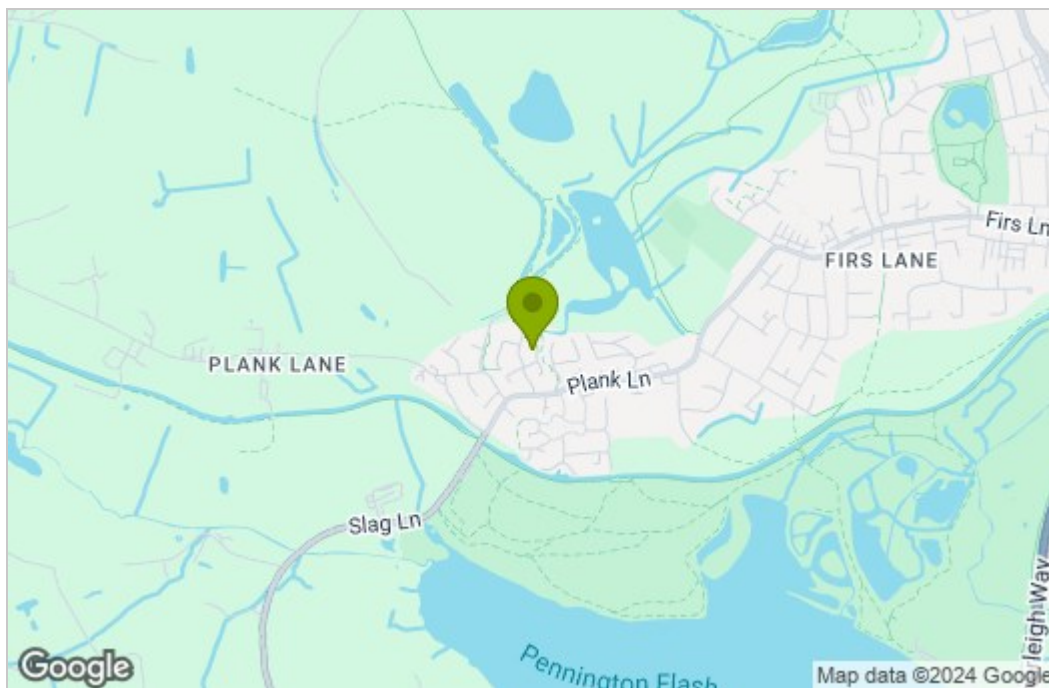
BALMER & Co are delighted to offer FOR SALE this fantastic three bedroom, three storey townhouse situated on the ever popular Pennington Wharf development in Leigh. Offered with no onward chain, this excellent family home is immaculately presented to the market and simply must be viewed. Comprising in brief of entrance hallway, large open plan kitchen/dining room with modern integrated appliances, living room to the rear with French doors leading to the rear garden, with W.C, completing the ground floor. To the first floor is a large double bedroom with fitted cupboard space, second large single bedroom, with three piece family bathroom completing the first floor. To the second floor is a large master suite with ensuite shower room completing the accommodation on offer. Outside the property has a double driveway to the front, whilst to the rear there is a larger than average plot size for the development which is West-facing rear garden and has side access to the front. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

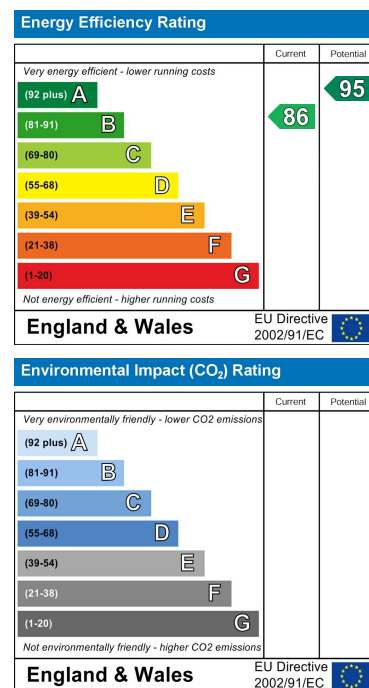


Total area: approx. 102.7 sq. metres (1105.0 sq. feet)

## 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.