

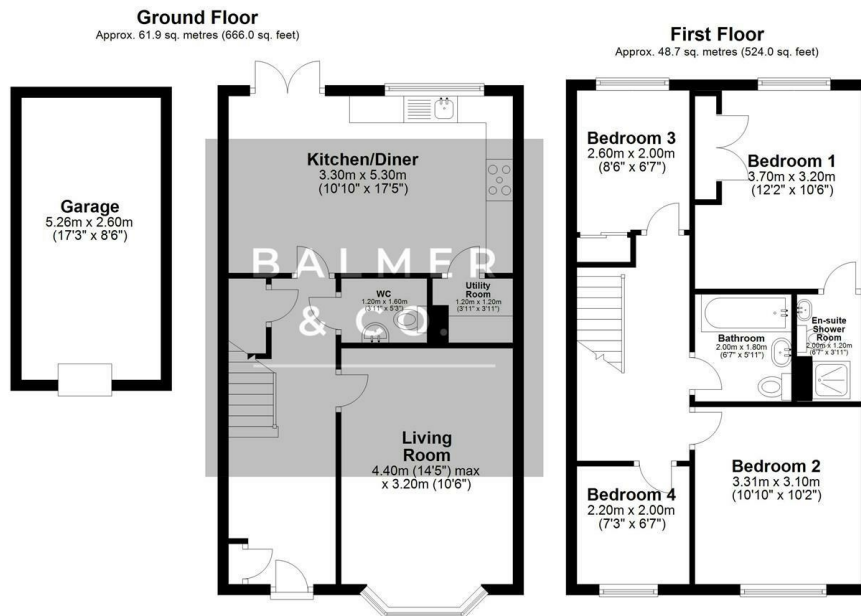
Rozman Park, Leigh, WN7 4RR  
Offers Over £325,000





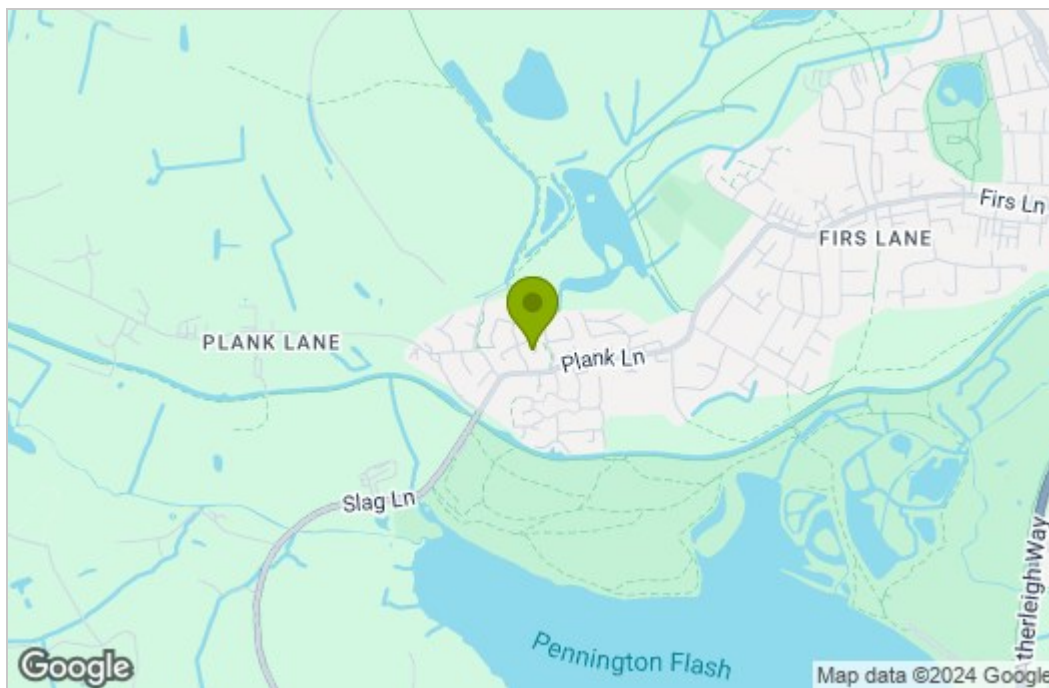
BALMER & Co are delighted to offer FOR SALE this fantastic four bedroom detached family home situated at the ever popular Pennington Wharf development in Leigh. Offering excellent family living accommodation, this property is immaculately presented to the market and simply must be viewed. Comprising in brief of entrance hallway, large bay fronted living room, open plan kitchen/dining room with modern integrated appliances and French doors leading to the rear garden, 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, second double bedroom, two further single bedrooms, one with fitted wardrobes, with a three piece family bathroom completing the accommodation on offer. Outside the property has a low maintenance garden frontage with a long driveway and detached single garage to the side providing off-road parking and storage, whilst to the rear there is a fully enclosed, South-West facing garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

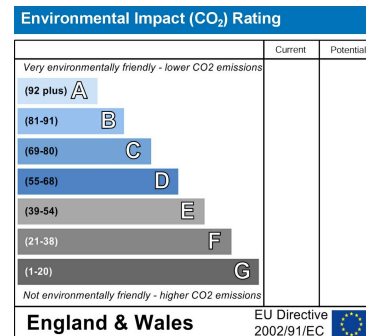
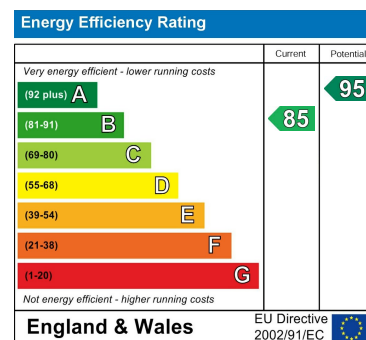


Total area: approx. 110.6 sq. metres (1190.0 sq. feet)

## 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.