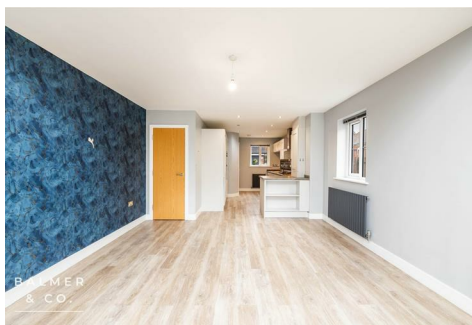
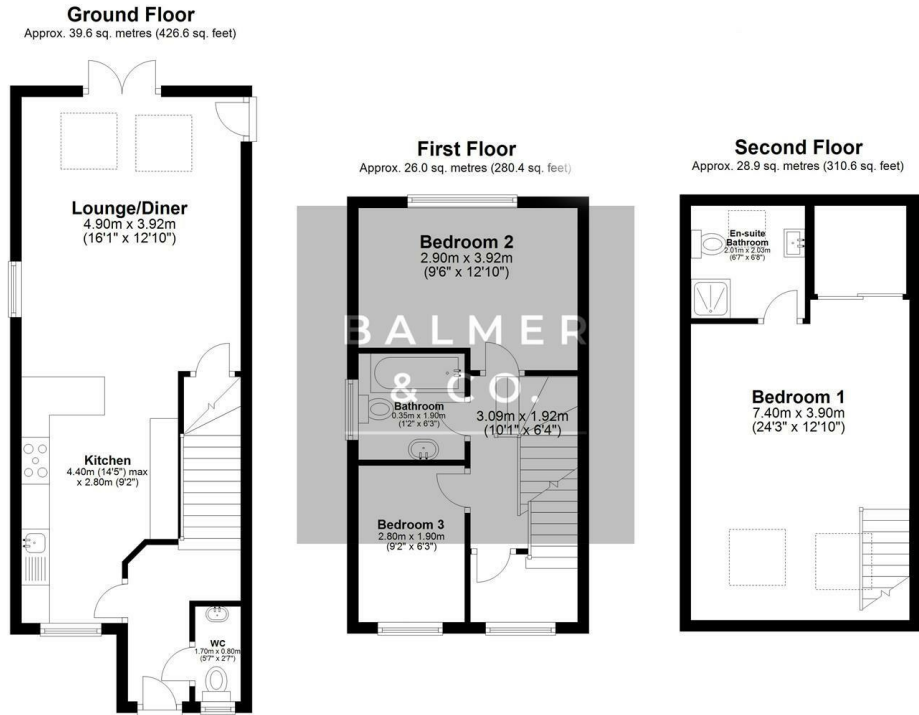


Rigley Potts Park, Wigan, WN2 4UN
Offers Over £235,000



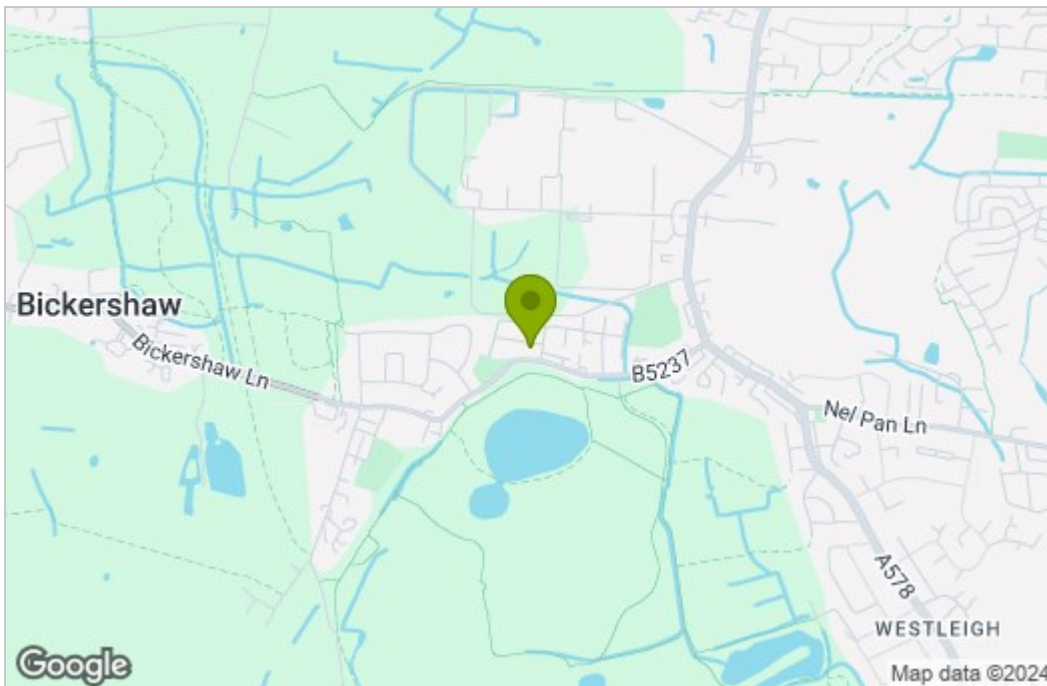
BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom semi-detached three storey townhouse in Hindley Green. Offered with no onward chain, this property was built in 2019 and offers excellent family living accommodation. Comprising in brief entrance hallway, modern fitted kitchen with integrated appliances, large open plan living/dining room with French doors leading to the rear garden, with W.C. completing the ground floor. To the first floor is a large double bedroom, single bedroom with three piece family bathroom, whilst to the second floor there is a large master suite with ensuite shower room, fitted wardrobes and Velux windows completing the accommodation on offer. Outside the property offers a long driveway to the side providing off-road parking, whilst to the rear there is a fully enclosed, South-facing, private garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

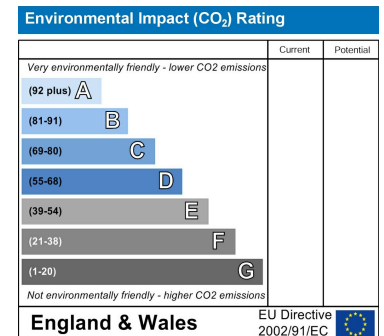
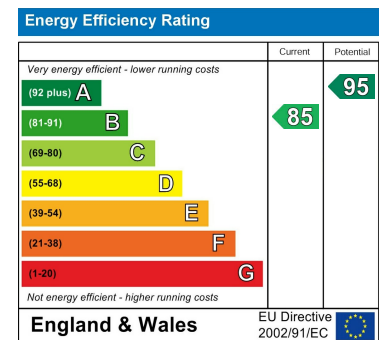


Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

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.