

Lune Grove, Leigh, WN7 4RH
Guide Price £120,000



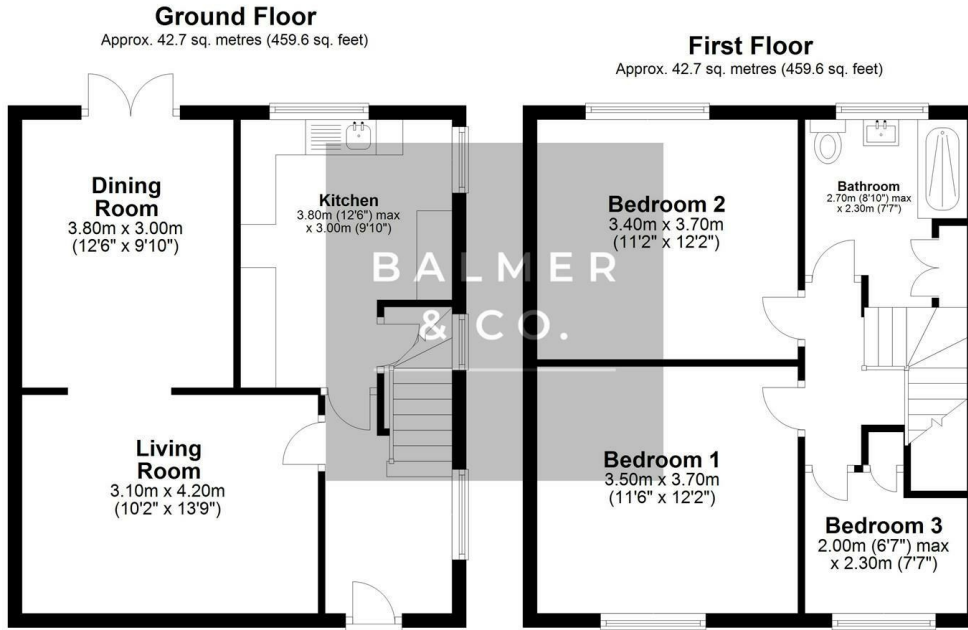
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000.

BALMER & CO in LEIGH are delighted to offer FOR SALE BY AUCTION this fantastic three bedroom semi-detached house in Leigh. Very nicely presented throughout and occupying a generous corner plot, this property is an excellent family home. Comprising in brief of entrance hallway, large living room with feature fireplace and surround, dining room with French doors leading to the rear garden, with a modern fitted kitchen/dining room completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally there are gardens to the front, rear and side with a long driveway also providing off-road parking. Early viewings highly recommended, all enquiries welcome.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

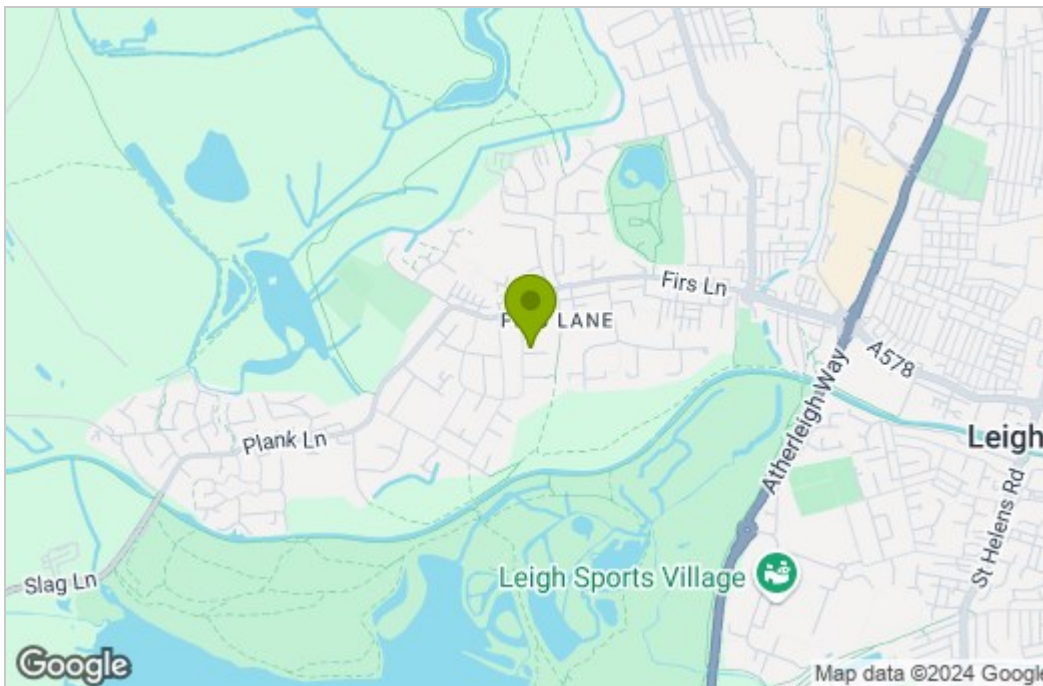
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Floor Plan

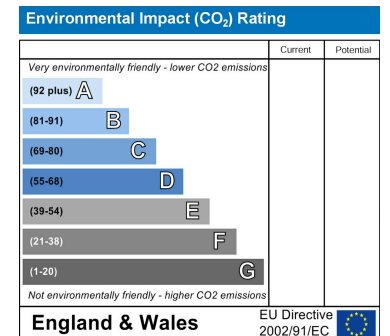
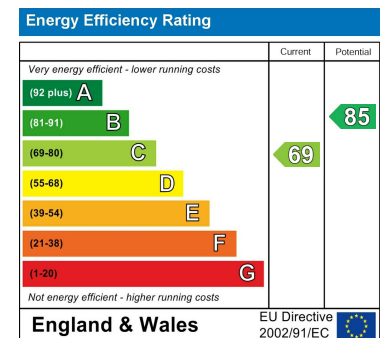


Total area: approx. 85.4 sq. metres (919.2 sq. feet)

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.