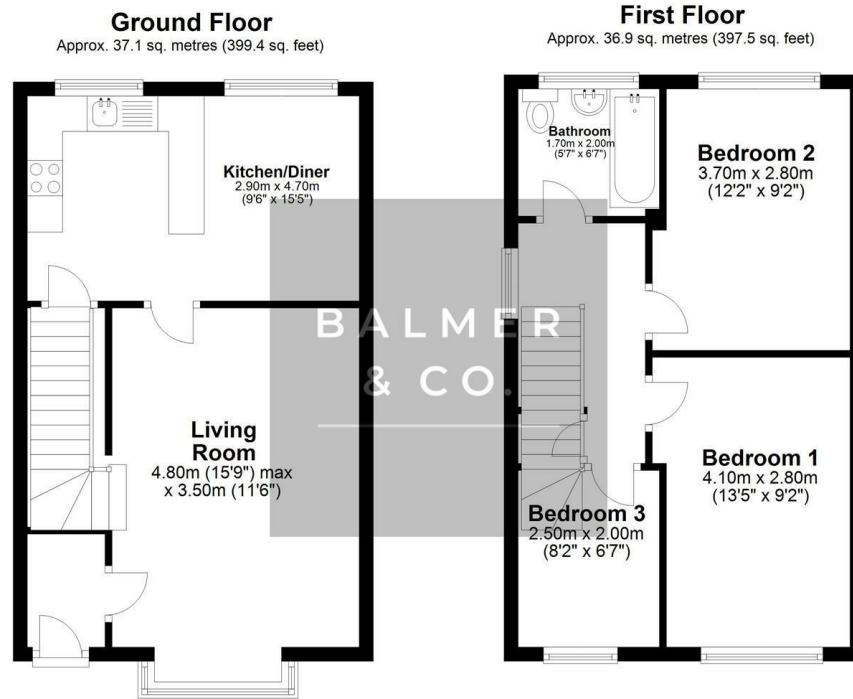


Beaumaris Close, Leigh, WN7 5BP
£190,000



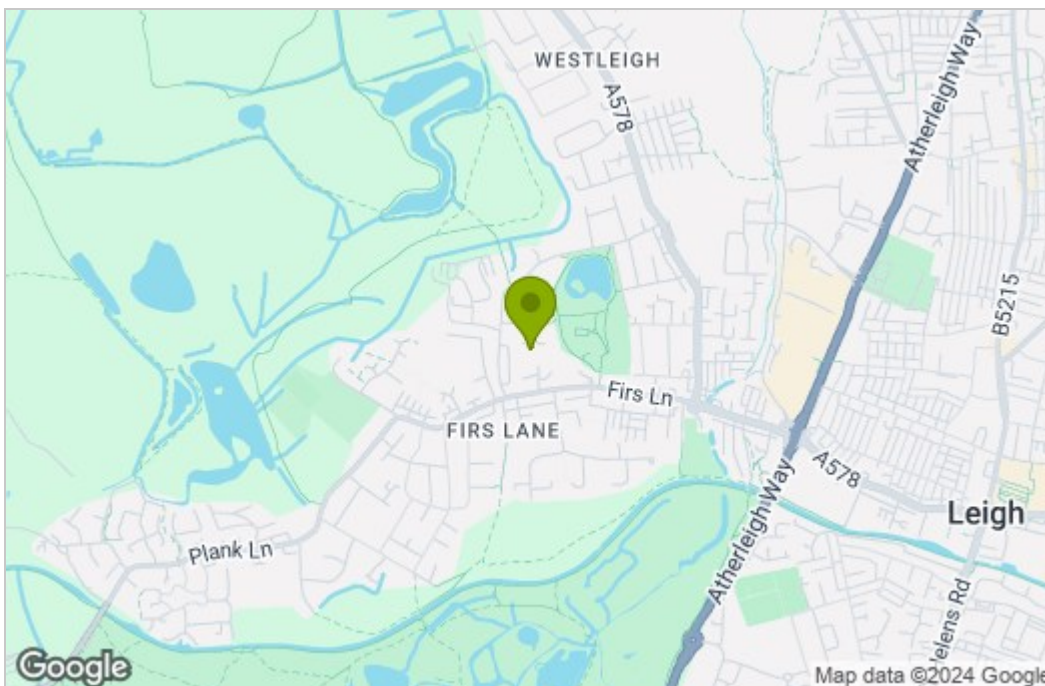
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house close to Firs Park in Leigh. Offered with no onward chain this property offers excellent family living accommodation and is situated in a cul-de-sac position. Comprising in brief of entrance hallway, large living room, with kitchen/dining room completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom and three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a driveway providing off-road parking, whilst to the rear there is a large, fully enclosed garden with side access to the front. Early viewings highly recommended, all enquiries welcome.

Floor Plan

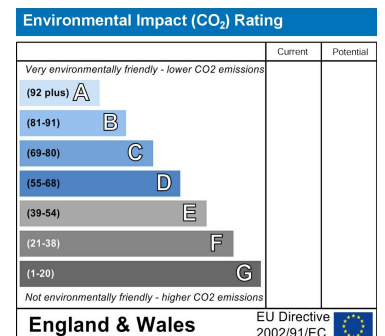
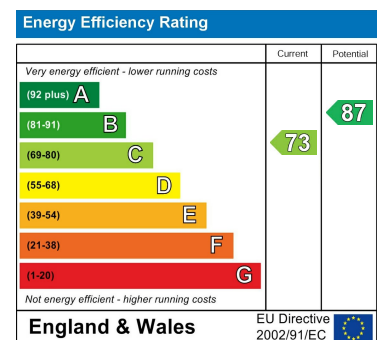


Total area: approx. 74.0 sq. metres (796.9 sq. feet)

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.