

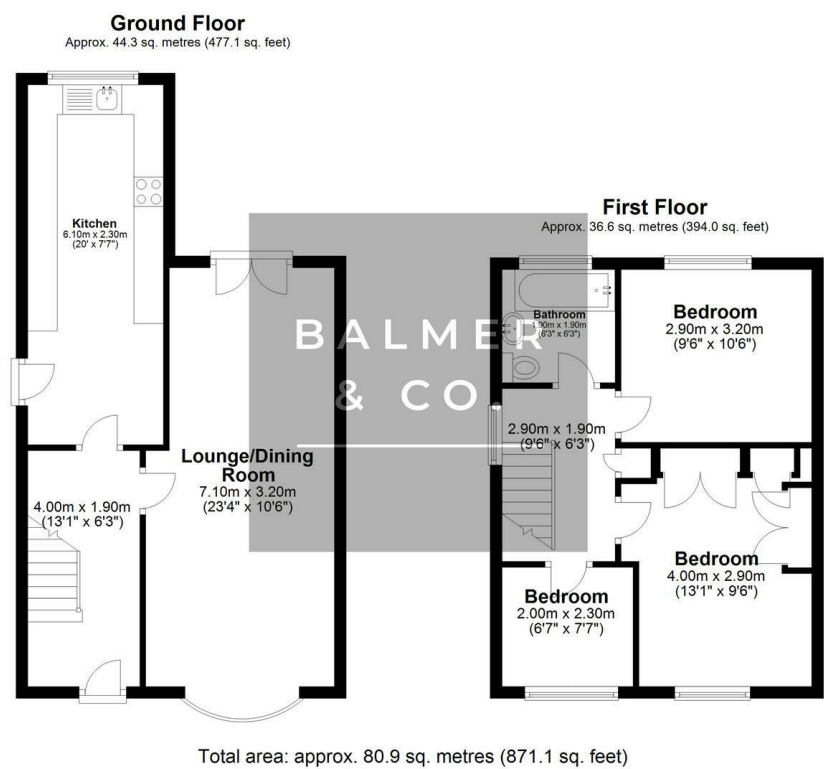
Stuart Avenue, Wigan, WN2 4HP  
Offers Over £230,000





BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house situated in the ever popular Hindley Green. Very nicely presented and well maintained by it current owners this property offers excellent family living accommodation and is located on a generous plot. Comprising in brief of entrance hallway, large open plan living/dining room with bay fronted window, feature fireplace and French doors leading to the rear gardens, whilst a modern fitted, extended kitchen completed the ground floor. To the first floor is a larger master bedroom with fitted wardrobes and dresser, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property has a garden frontage and large driveway providing off-road parking for up to four vehicles, whilst to the rear there is a large, private garden with patio, decking and a detached single garage providing outdoor storage. Early viewings highly recommended, all enquiries welcome.

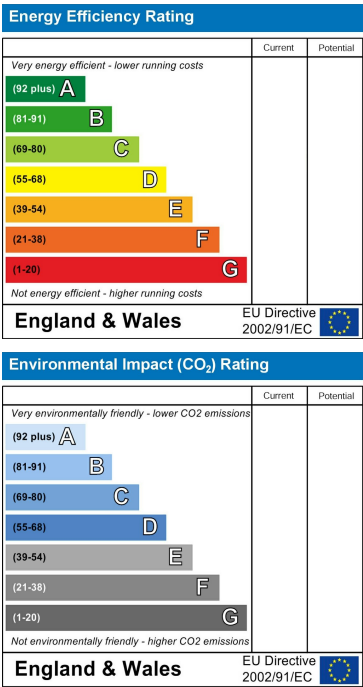
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.