## Thomas Street, Wigan, WN2 4SS £179,950









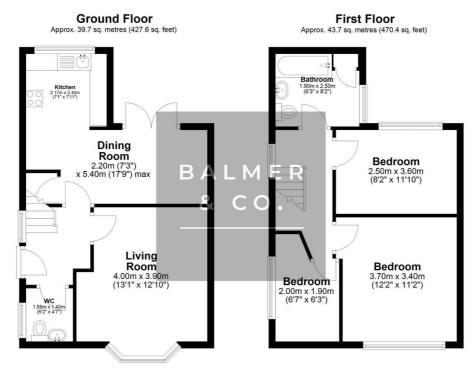






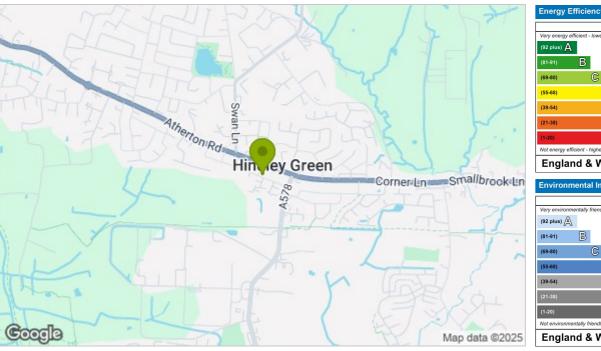
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Hindley Green. Offered with no onward chain, this property is extended to the rear and is very nicely presented throughout. Comprising in brief of entrance hallway, bay fronted living room with feature fireplace and surround, large open plan kitchen/dining room with modern integrated appliances and French doors leading to the rear garden, with a W.C, completing the ground floor. To the first floor is a large master bedroom, second large double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property occupies a a generous plot with ample off-road parking to the front, whilst to the rear there is a low maintenance, private garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

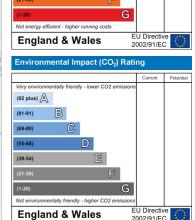


Total area: approx. 83.4 sq. metres (898.0 sq. feet)

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