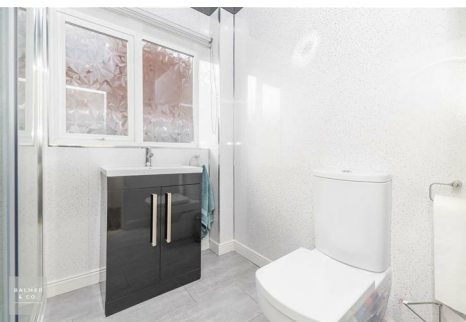


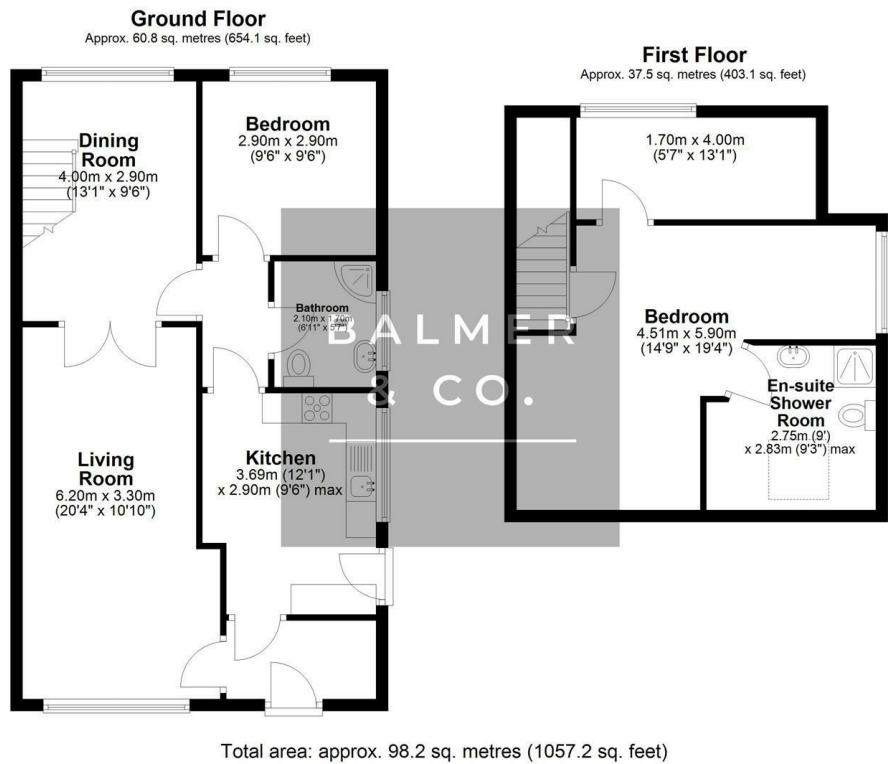
Ivydale Drive, Leigh, WN7 2TF  
£229,950



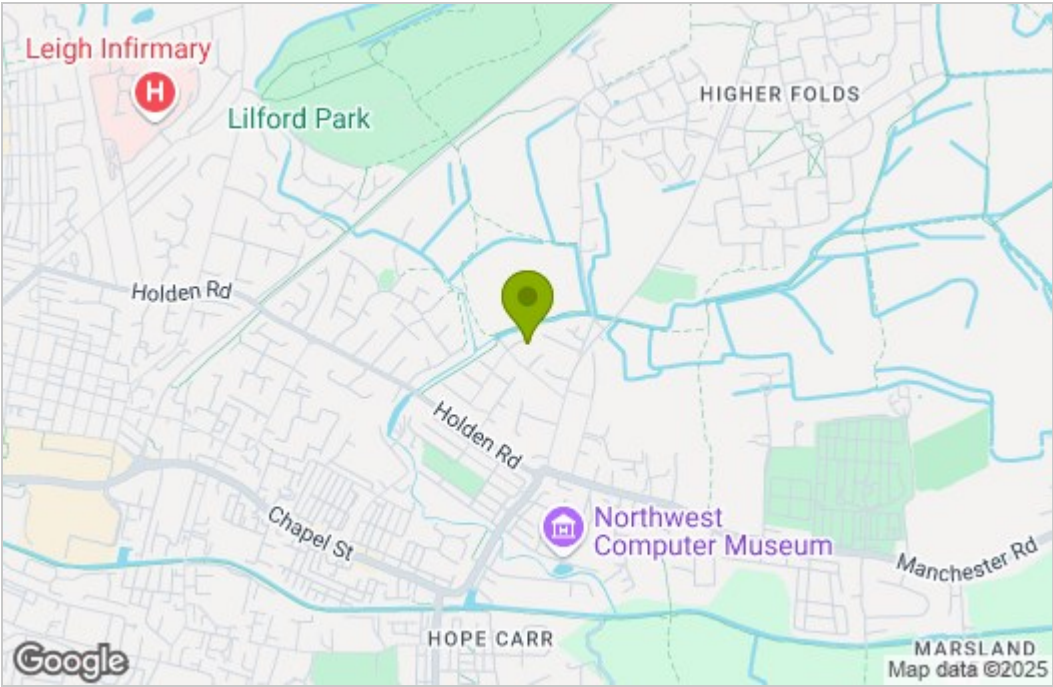


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached bungalow situated in a popular and well regarded residential location in Leigh. Offered with no onward chain, this property has been converted into the loft space and is situated in a quiet cul-de-sac position. Comprising in brief of entrance hallway, large living room with feature fireplace and surround, modern fitted kitchen with integrated appliances, separate dining room with French doors leading to the rear garden, ground floor double bedroom, with a three piece family bathroom completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, three piece shower room, with a separate store room completing the accommodation on offer. Externally the property occupies a generous plot with with a garden frontage and driveway providing off-road parking, whilst to the rear there is a large, low maintenance, South facing garden. Early viewings highly recommended, all enquiries welcome.

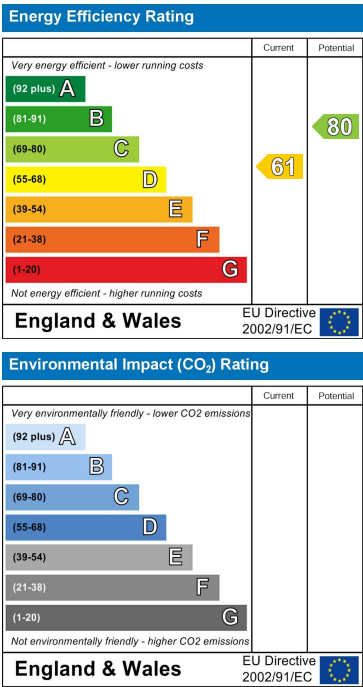
Floor Plan



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.