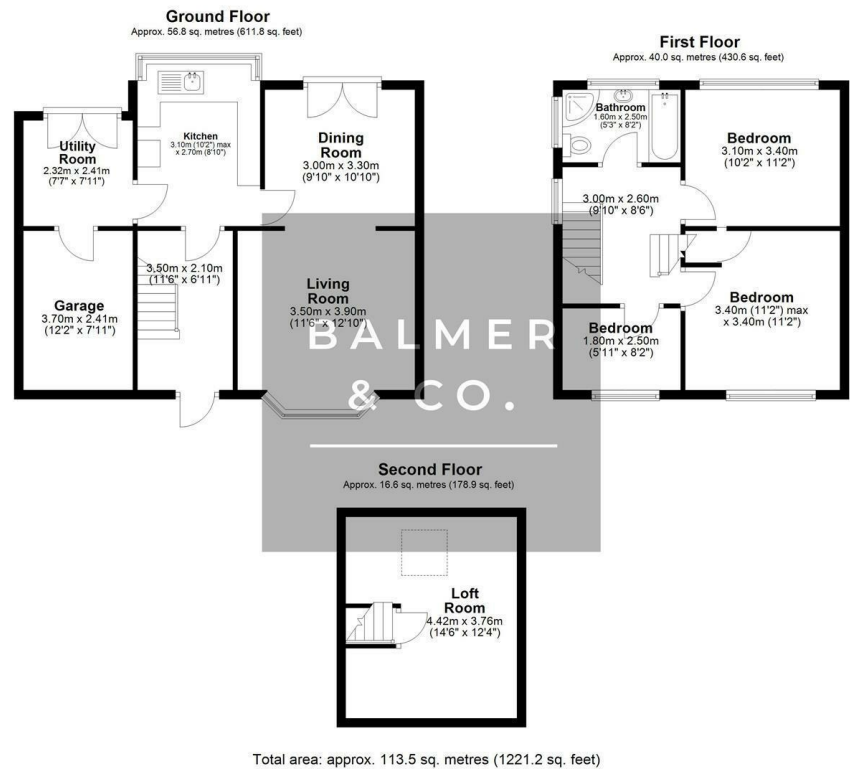


Kirkham Road, Leigh, WN7 3UQ
Offers Over £280,000

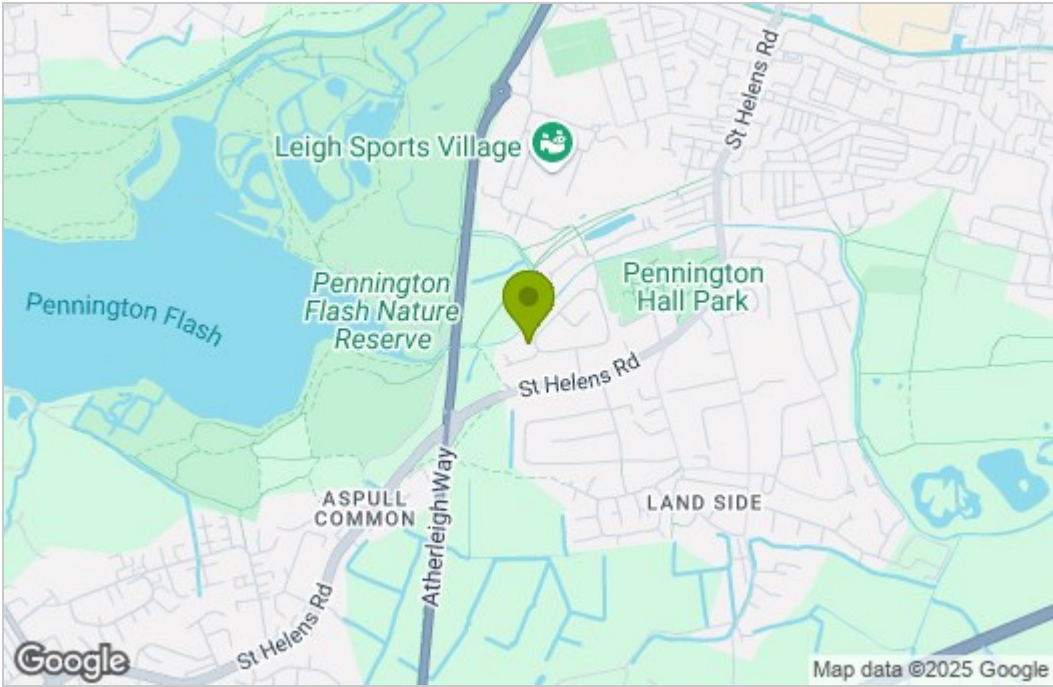


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house situated in the popular Pennington area of Leigh. Offered with no onward chain and very nicely presented throughout, this property comprises in brief of entrance hallway, large bay fronted living room, modern fitted kitchen with integrated appliances, separate dining room with French doors leading to the rear garden, utility room, with integral garage completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom, three piece family bathroom, with a fixed staircase leading to the converted loft room. Externally the property is garden fronted with a double driveway providing off-road parking, whilst to the rear there is a fully enclosed, West facing garden with brick built storage.. Early viewings highly recommended, all enquiries welcome.

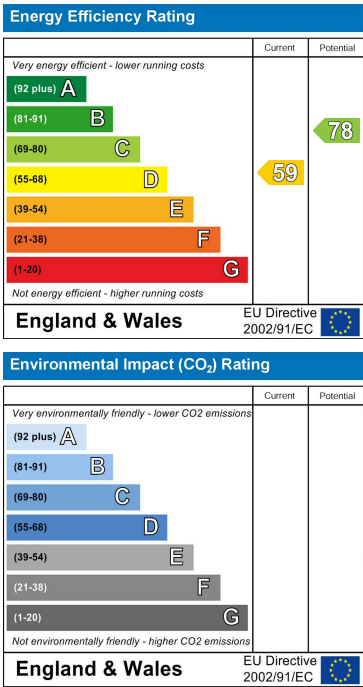
Floor Plan



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.