

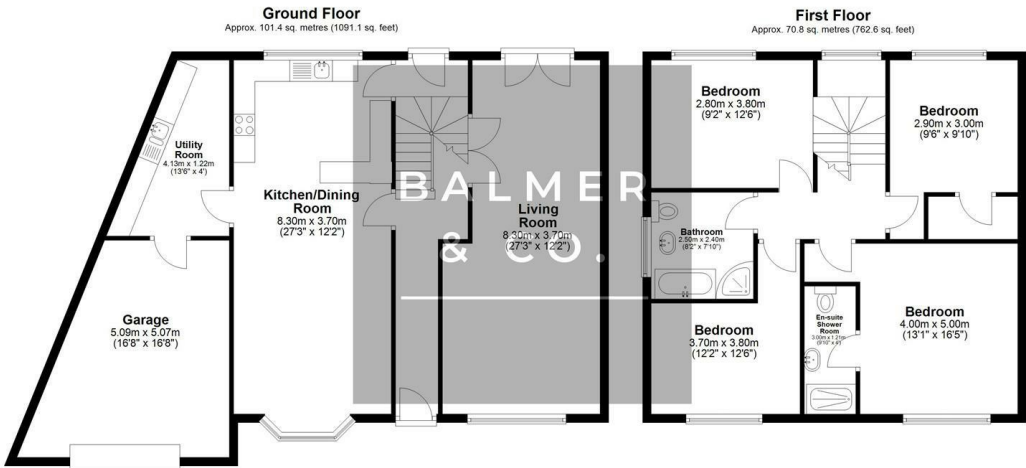
Westleigh Lane, Leigh, WN7 5NW  
£395,000





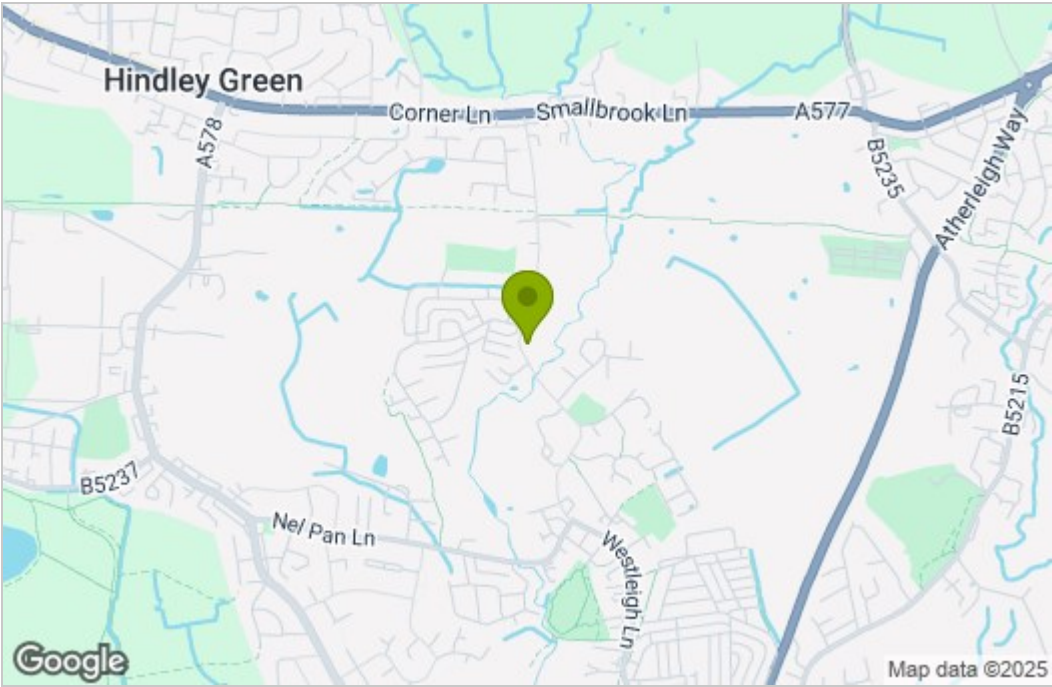
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic four bedroom detached house close to Westleigh High School. Offered with no onward chain, this spacious family home with four double bedrooms and a large rear garden simply must be viewed. Comprising in brief of entrance hallway, large open plan living/dining room with French doors leading to the rear garden, large open plan kitchen/sitting room with modern integrated appliances and breakfast bar, separate utility room, with integral garage with electric door completing the ground floor. To the first floor is a large master bedroom with ensuite shower room, second double bedroom with walk in wardrobe space, two further double bedrooms, with a large four piece family bathroom completing the accommodation on offer. Externally the property has a large driveway to the front providing ample off-road parking, whilst to the rear there is excellent garden space with generous patio and lawn areas. The property is ideally located opposite Westleigh High School and close to shops and transport links. Early viewings highly recommended, all enquires welcome.

Floor Plan

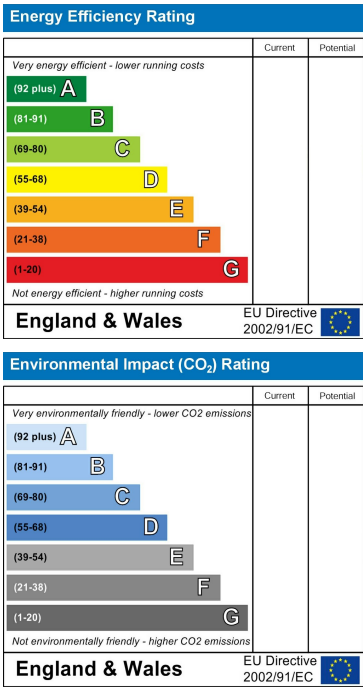


Total area: approx. 172.2 sq. metres (1853.7 sq. feet)

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.