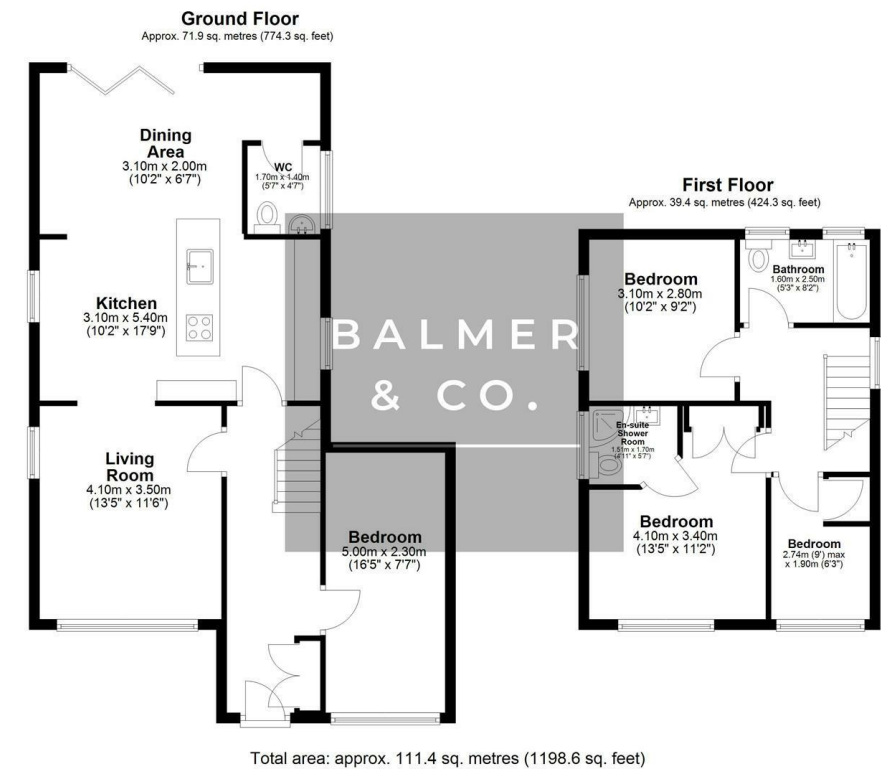


Park Road, Wigan, WN2 3RX  
£310,000

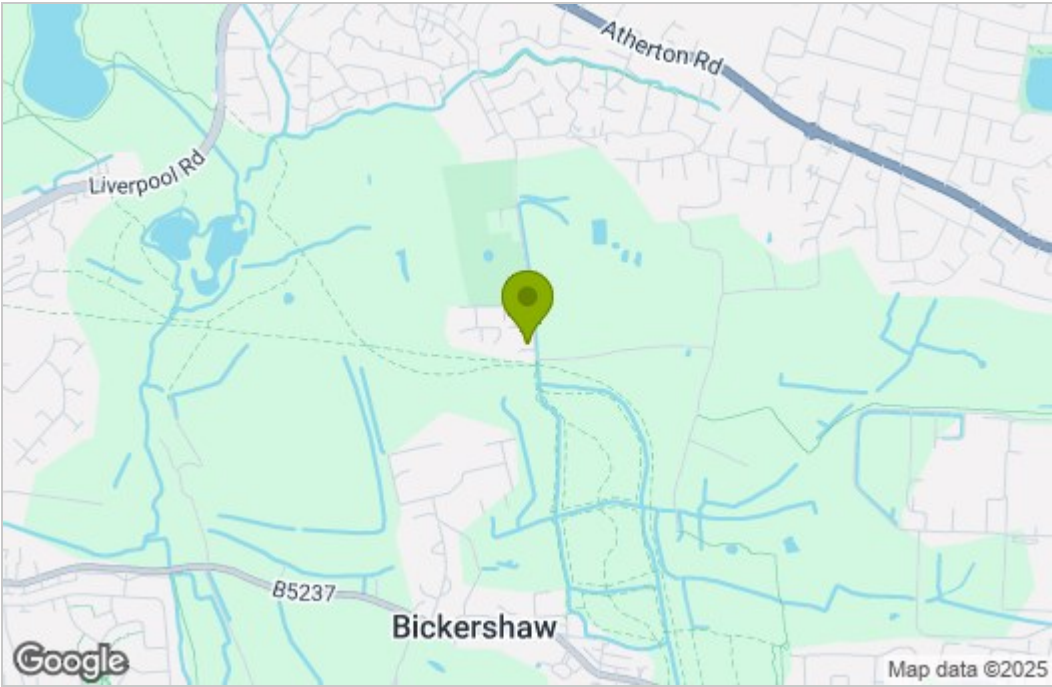


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic four bedroom detached house situated in a popular and quiet residential location in Hindley. Immaculately presented throughout, this property has been extended and converted and offers excellent family living accommodation. Comprising in brief of entrance hallway, large open plan kitchen/dining room with modern integrated appliances and central island, large dining area with bi-folding doors leading to the rear garden, separate living room with feature gas fireplace, W.C, with a double bedroom completing the ground floor. To the first floor is a large master bedroom with ensuite shower room and fitted wardrobes, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property occupies a generous corner plot with a double driveway providing ample off-road parking, gardens to the front and side, with a fully enclosed, low maintenance garden to the rear completing the accommodation on offer. Early viewings highly recommended, all enquiries welcome.

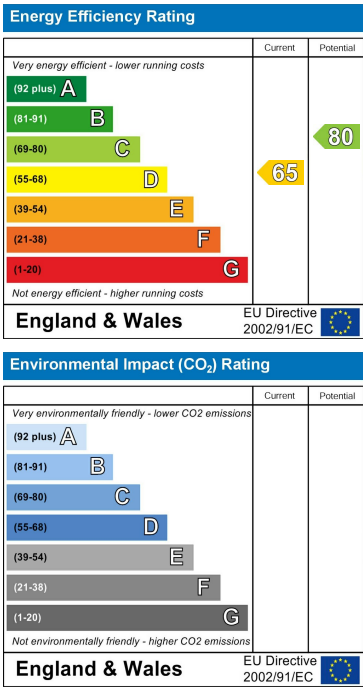
Floor Plan



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.