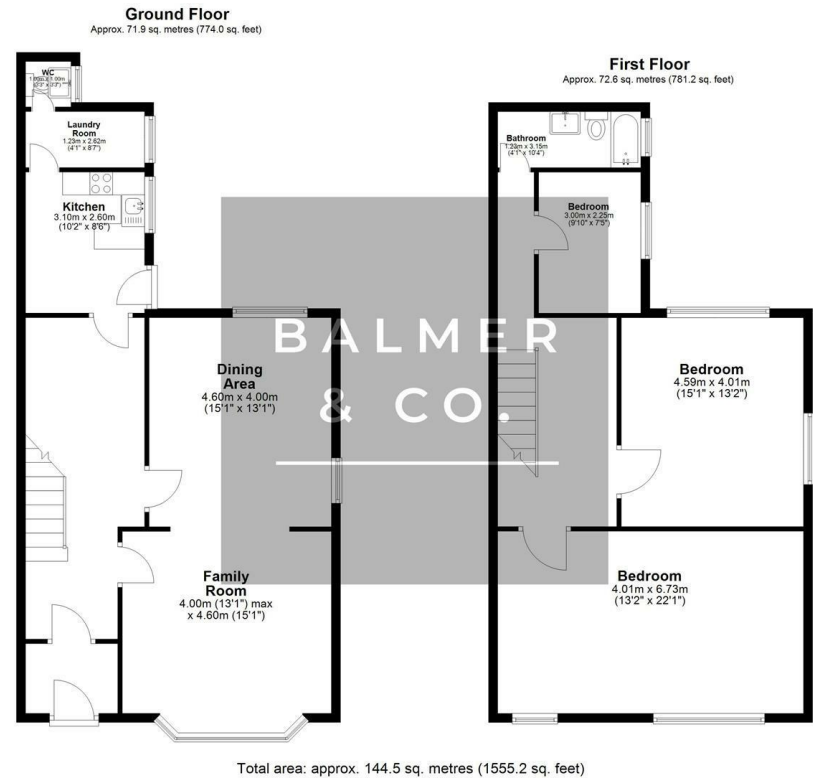


Guest Street, Leigh, WN7 2RS  
£230,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom end-terrace house close to Leigh town centre. This large Victorian property is immaculately presented throughout whilst maintaining original features throughout and offers excellent family living accommodation. Comprising in brief of entrance porch, hallway, large bay fronted living room with feature fire place and surround, separate dining room, modern fitted kitchen with Rangemaster cooker, separate utility room, W.C, with a large cellar beneath completing the ground floor. To the first floor is a large master bedroom, second large double bedroom, third double bedroom, with a newly fitted modern bathroom, with a large landing with stunning skylight completing the accommodation on offer. Externally the property is ideally located opposite local trees and greenery and has its own garden frontage, whilst to the rear there is a fully enclosed, low maintenance yard. The property is ideally located close to Leigh town centre, local shops, schools, and amenities, Leigh walk-in-centre as well as the Leigh-Manchester guided busway offering excellent commuter transport. Early viewings highly recommended, all enquiries welcome.

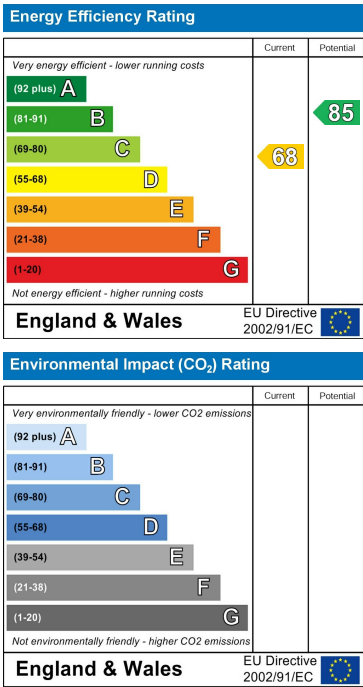
Floor Plan



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.