## Hope Street, Leigh, WN7 1NP Offers Over £130,000









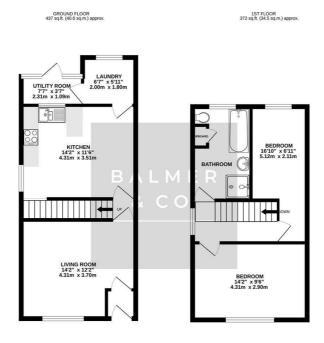






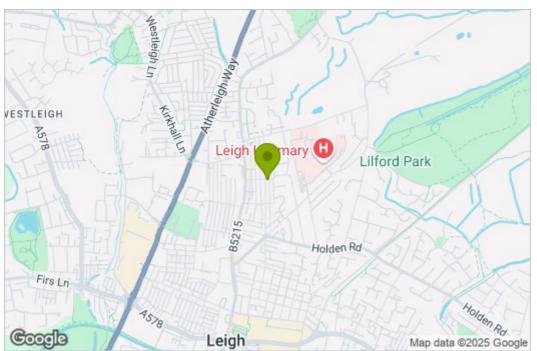
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end-terrace house situated close to Leigh town centre. Offered with no onward chain this property comprises in brief of entrance vestibule, large living room, modern fitted kitchen/dining room, with a laundry/utility extension to the rear completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a four piece bathroom completing the accommodation on offer. Externally the property is garden fronted, whilst to the rear there is a low maintenance, fully enclosed yard. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

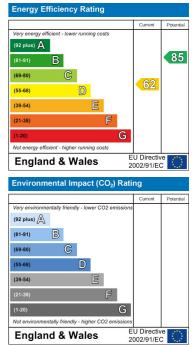


TOTAL FLOOR AREA: 809 sq.ft. (75.1 sq.m.) approx. White every attempt has been made to ensure the accuracy of the thospian contained here, measurements of doors, wedown, command any other terms one appreciation and no exponsibility to taken for any error, orisions or the statement. This pain is the fluidative purposes only and should be used as such by any prospective purposes. The pain is the fluidative purpose only and should be used as such by any prospective purposes. The substitute of the fluidative purposes only and should be used as the substitute. This is to the requestably or efficiency can be given.

## 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.