## Selwyn Street, Leigh, WN7 1RS Offers Over £130,000









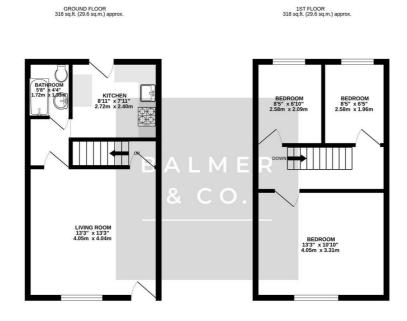






BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom mid-terrace house close to Leigh town centre. Offered with no onward chain and immaculately presented throughout, this property comprises in brief of entrance vestibule, large living room, modern fitted kitchen, with a three piece bathroom completing the ground floor. To the first floor is a large master bedrooms and two well proportioned single bedrooms completing the accommodation on offer. Externally the property is garden fronted, whilst to the rear there is a low maintenance, fully enclosed, private yard. Early viewings highly recommended, all enquiries welcome.

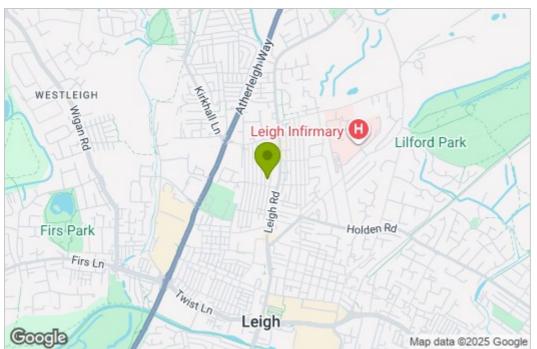
## Floor Plan



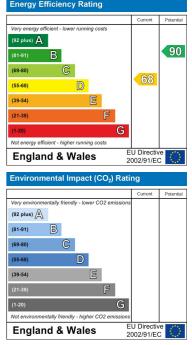
TOTAL FLOOR AREA: 637 sq.ft. (59.1 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the floorpin contained here, measurements of abox, varieties, norm and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This pain is not itemstative purposes only and shoulds be used as such by any prospective purchaser. This services, systems and applicances shown have not been tested and no guarantees as to the refer to the services. In the control of the system and applicances shown have not been tested and no guarantees as to the refer to the services are services and the services are services and the services are services and the services are services.

## 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.