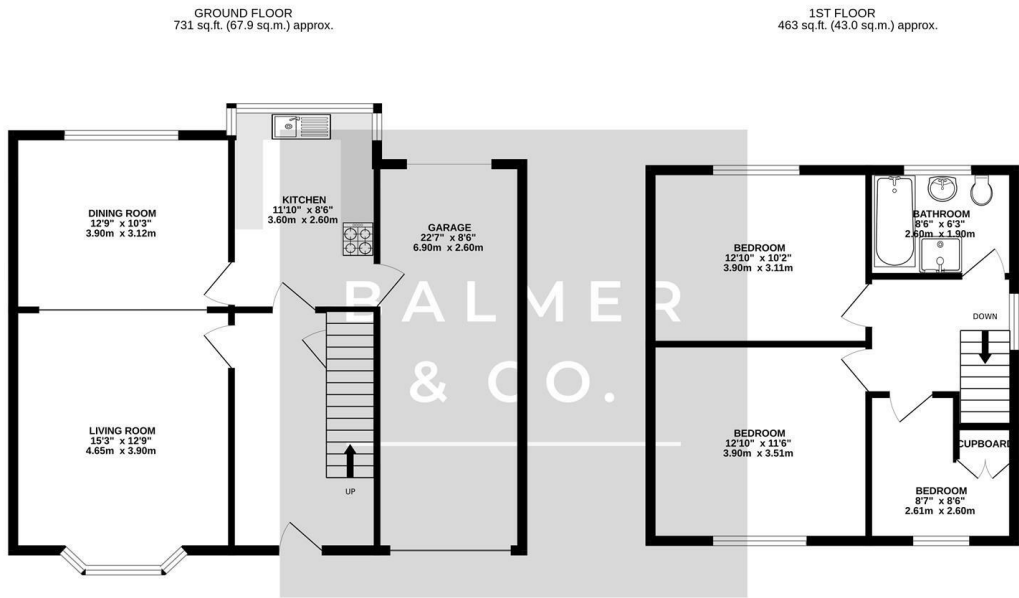


Kirkham Road, Leigh, WN7 3UQ
£260,000

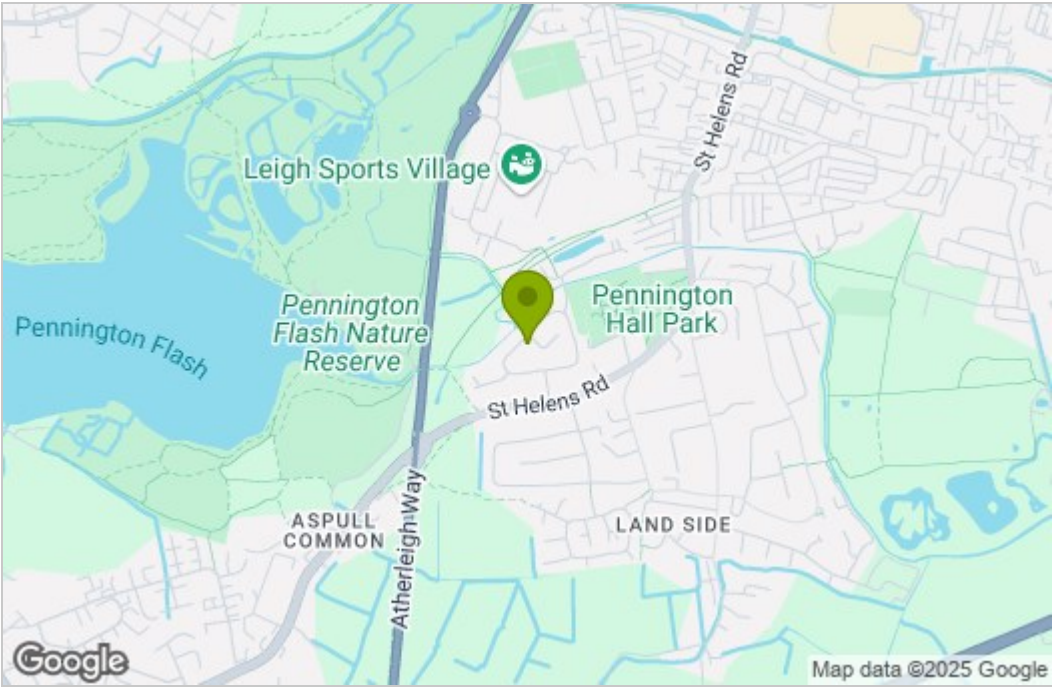


BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom semi-detached house situated in the ever popular Pennington area of Leigh. Offered with no onward chain, this property does require updating but offers excellent potential and has been priced accordingly. Comprising in brief of entrance hallway, large bay fronted living room, fitted kitchen, separate dining room, with an integral garage completing the ground floor. To the first floor it a large master bedroom, second double bedroom, third single bedroom, with a four piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a driveway providing off-road parking, whilst to the rear there is a fully enclosed, South-East facing rear garden. The property is also ideally located within walking distance to the Leigh Sports Village complex and has immediate transport links onto the East Lancashire Road. Early viewings highly recommended, all enquiries welcome.

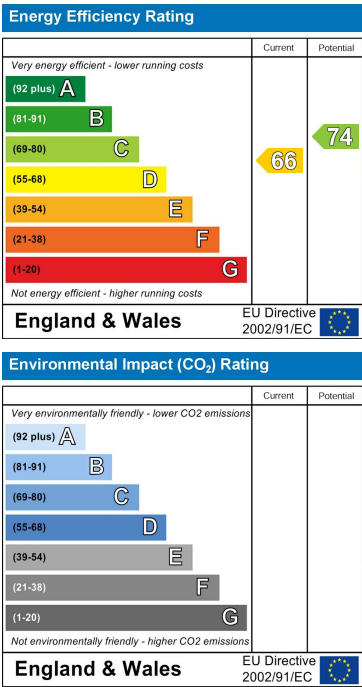
Floor Plan



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.