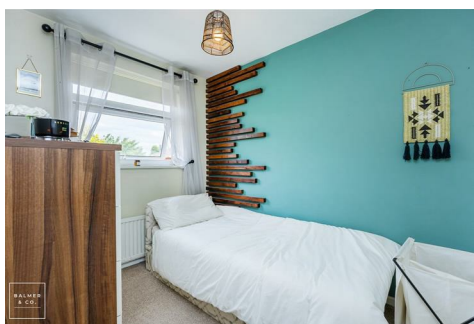


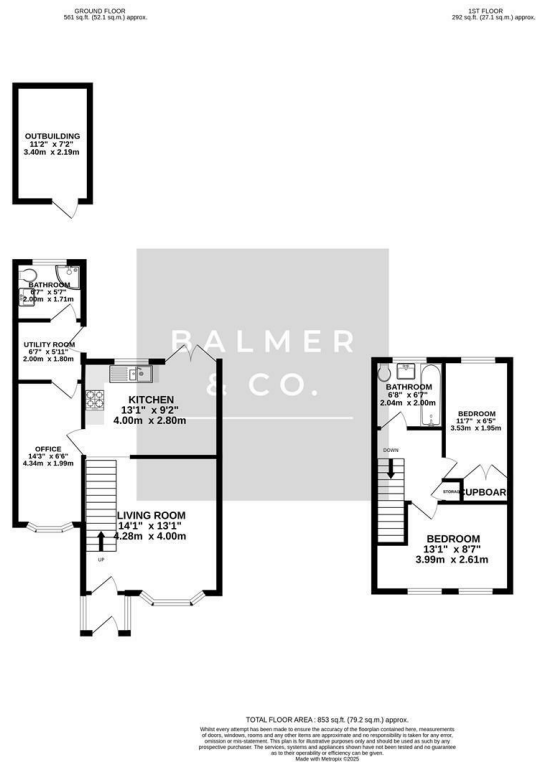
Shelley Street, Leigh, WN7 5EX  
Offers Over £210,000



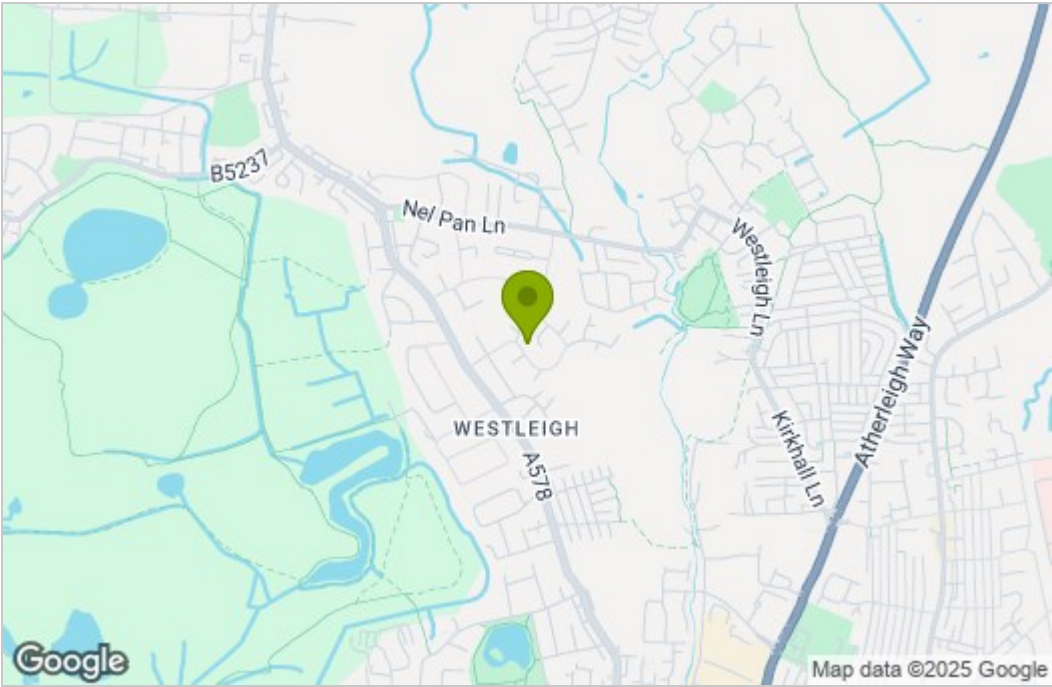


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom link-detached house in Leigh. Offered with no onward chain this property is immaculately presented to the market and has been extended and converted to offer excellent family living space. Comprising in brief of entrance porch, large bay fronted living room, modern fitted kitchen/dining room with French doors leading to the rear garden, ground floor bedroom/office, with a utility room and three piece shower room completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and side tables, second double bedroom with fitted wardrobes, with a modern fitted, three 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 low maintenance, nicely presented, private garden with an outbuilding currently setup up as an external cinema room with its very own projector. Early viewings highly recommended, all enquiries welcome.

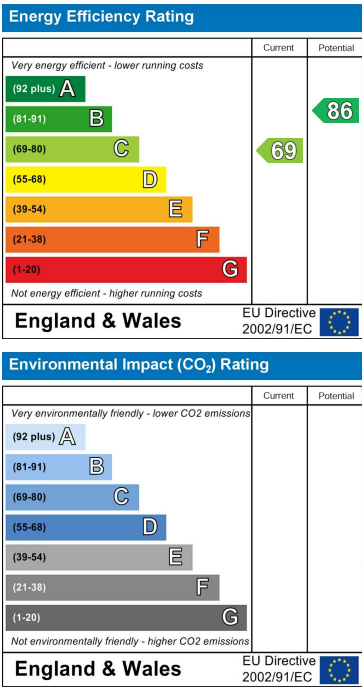
Floor Plan



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.