

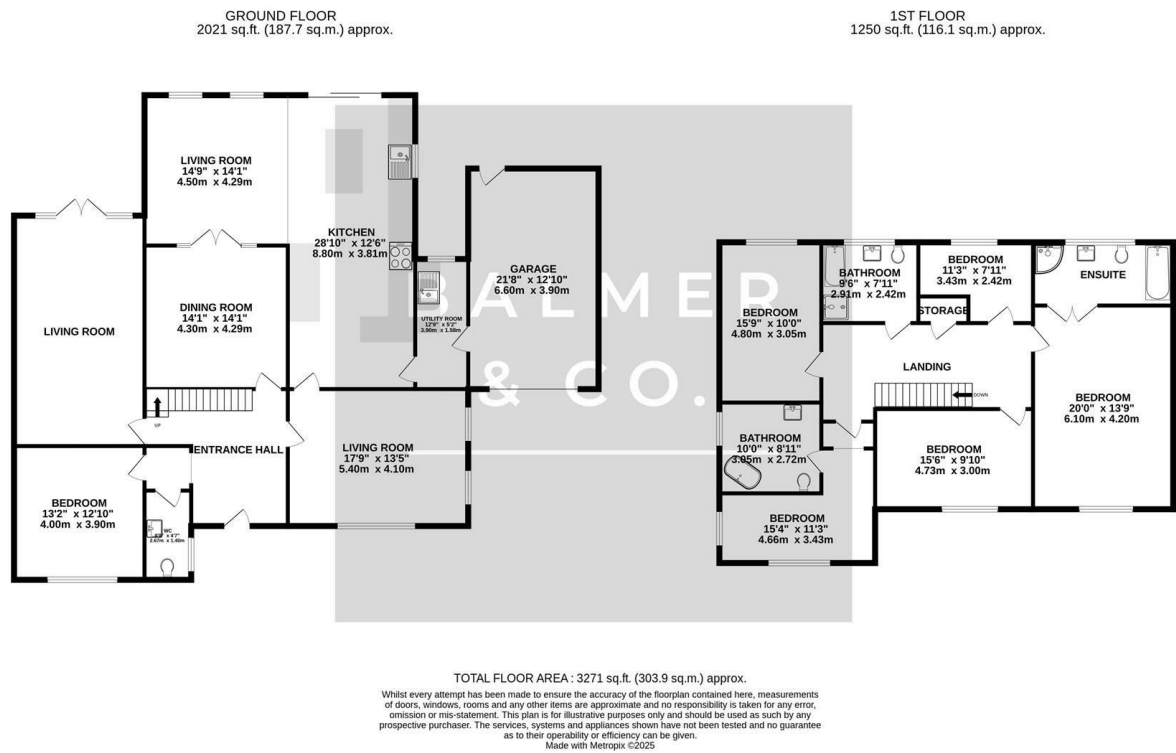
Wood End, Leigh, WN7 1JB  
Offers Over £750,000



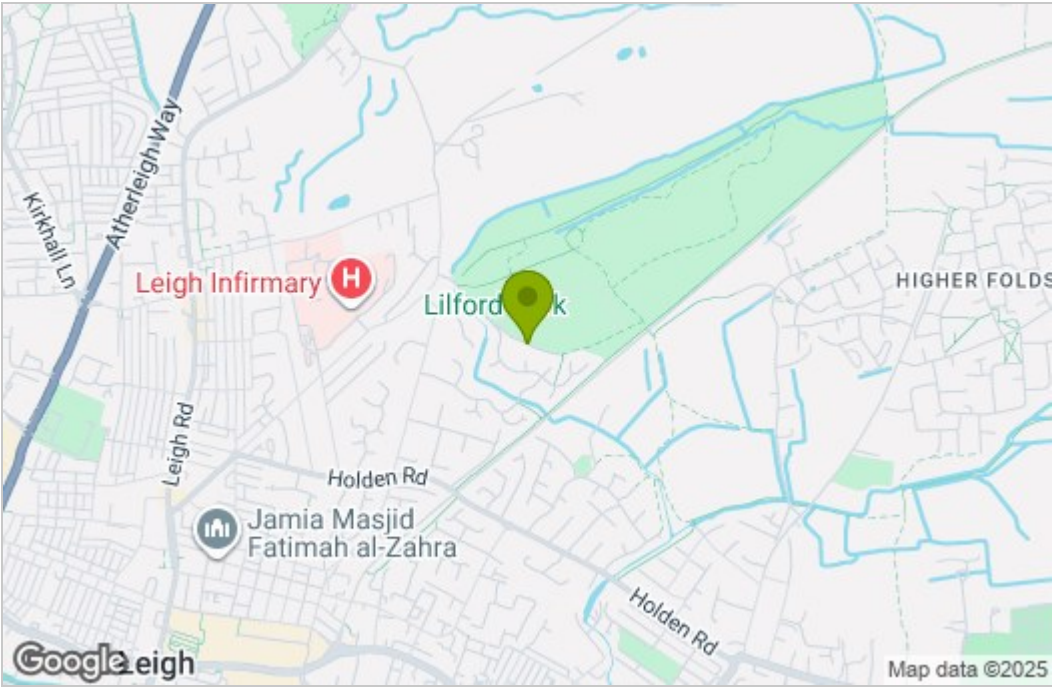


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic six bedroom detached family home situated in a desirable semi-rural location with a stunning open aspect to the front. Immaculately presented, this property has been well maintained by it's current owners, has been extended to the rear and retains original features throughout. Comprising in brief of entrance hallway, large open plan kitchen/sitting with central island, modern integrated appliances, skylight and bi-folding doors leading to the rear garden, separate utility room, dining room, two further receptions rooms, ground floor bedroom with W.C, with a large integral garage with electric door completing the ground floor. To the first floor is a large master bedroom with four piece ensuite bathroom, second large double bedroom with ensuite bathroom, two further double bedrooms, fifth single bedroom, with a four piece family bathroom completing the accommodation on offer. Externally the property has a garden frontage and large driveway providing ample off-road parking, whilst to the rear there is a nicely landscaped, South facing garden with lawn and patio areas. The property is also ideally located next to Lilford park, is within walking of Leigh infirmary and is also close to Leigh town centre. Early viewings highly recommended, all enquiries welcome.

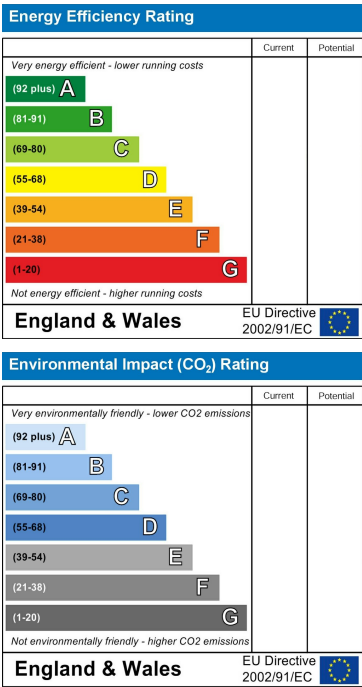
Floor Plan



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.