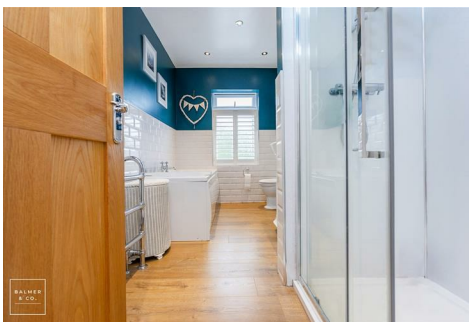
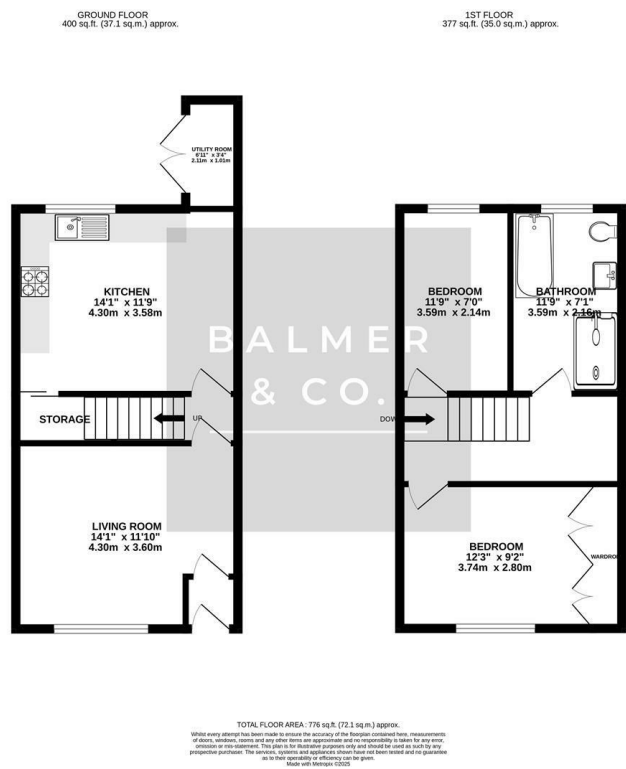


Warrington Road, Leigh, WN7 3EA
Offers Over £170,000

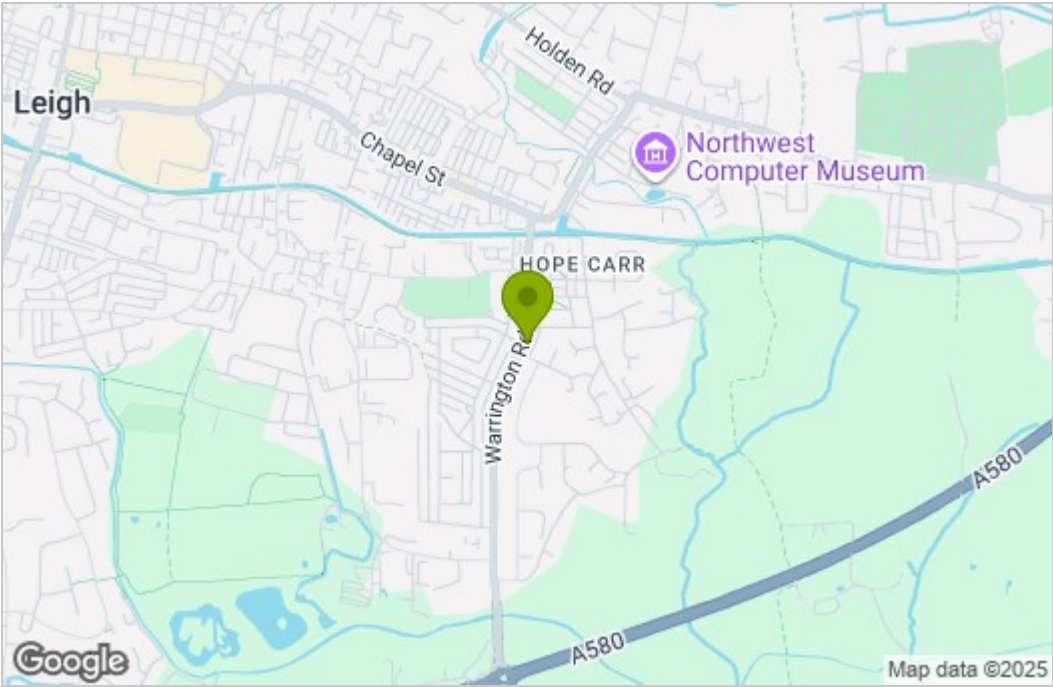


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom mid-terrace house in Leigh. Immaculately presented throughout having been fully modernised and maintained by its current owners, this property simply must be viewed. Comprising in brief of entrance vestibule, large living with feature log burning stove, modern fitted kitchen/dining room with inset cooking stove, with a utility/storage room to the rear completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and original fireplace, second long double bedroom, stunning four piece family bathroom, with a fully boarded loft space with Velux windows and pull down ladder completing the accommodation on offer. Externally the property is garden fronted whilst to the rear there is a well kept, low maintenance, South facing yard with bi-folding gates providing off-road parking. there is also a single garage to the rear that will be gifted by the current owner. The property also benefits from approved planning permission for a full width, single storey extension to the rear and is also ideally situated within immediate access of the East Lancashire Road providing excellent travel links into Manchester and Liverpool city centres. Early viewing highly recommended, all enquiries welcome.

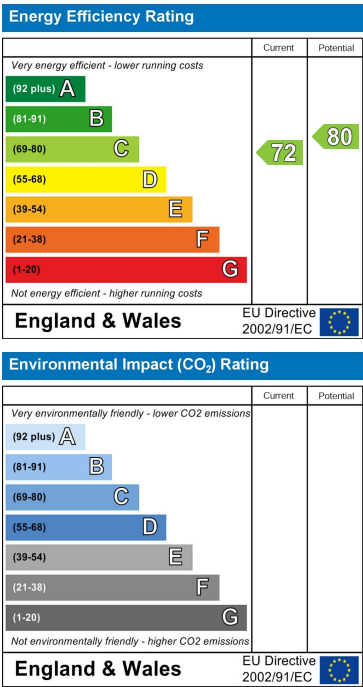
Floor Plan



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.