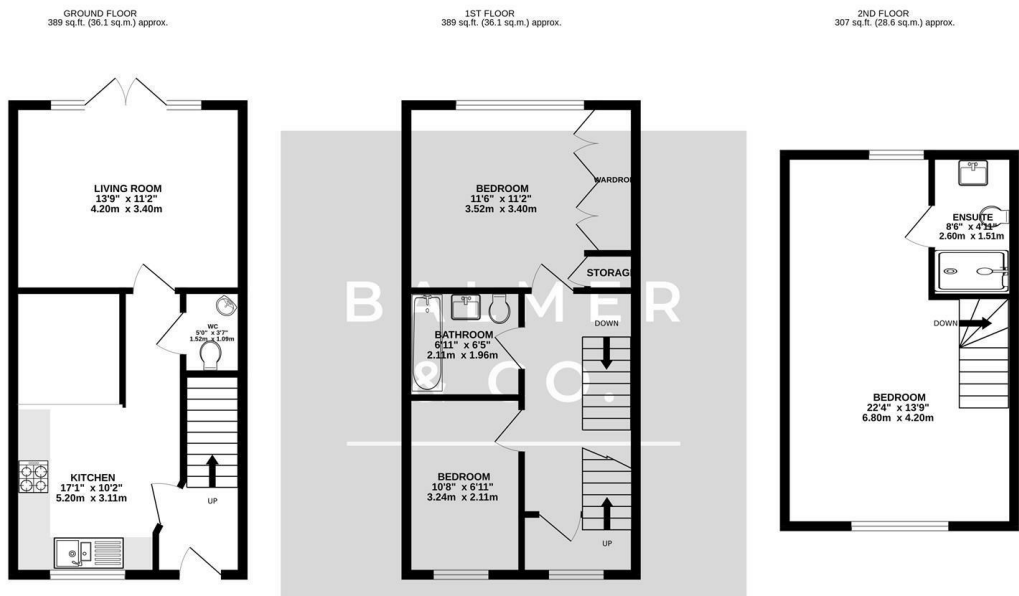


Brady Nook, Leigh, WN7 4GF
Offers Over £240,000



BALMER & Co in LEIGH are delighted to offer FOR SALE this fantastic three bedroom, three storey townhouse situated on the ever popular Pennington Wharf development in Leigh. Immaculately presented throughout, this excellent family home simply must be viewed. Comprising in brief of entrance hallway, large open plan kitchen/dining room with modern integrated appliances, living room to the rear with French doors leading to the rear garden, with W.C, completing the ground floor. To the first floor is a large double bedroom with fitted cupboard space, second large single bedroom, with three piece family bathroom completing the first floor. To the second floor is a large master suite with ensuite shower room completing the accommodation on offer. Outside the property has a double driveway to the front, whilst to the rear there is a South-East facing rear garden with lawn and patio areas, with side access to the front. Early viewings highly recommended, all enquiries welcome.

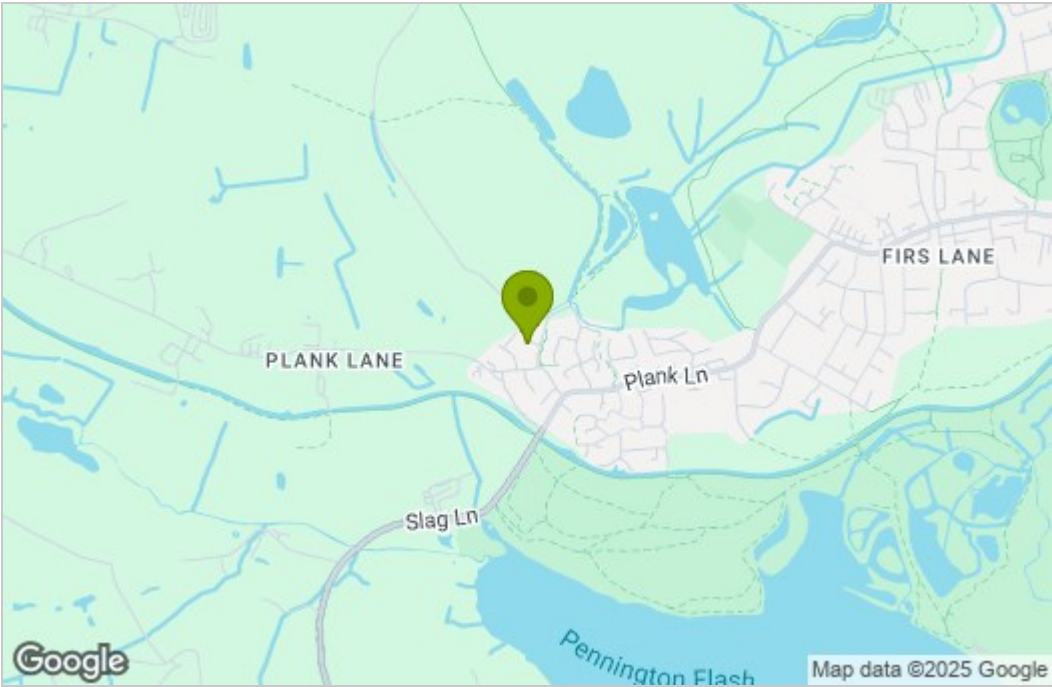
Floor Plan



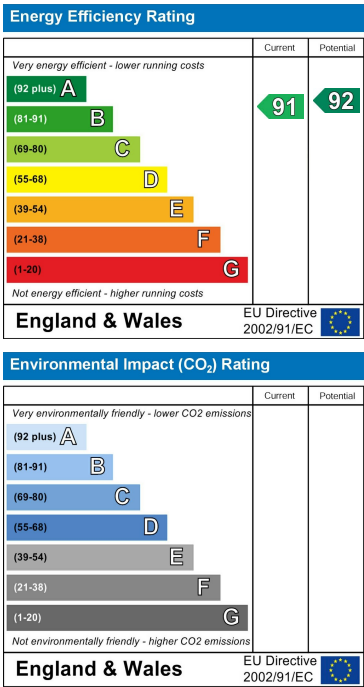
TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.