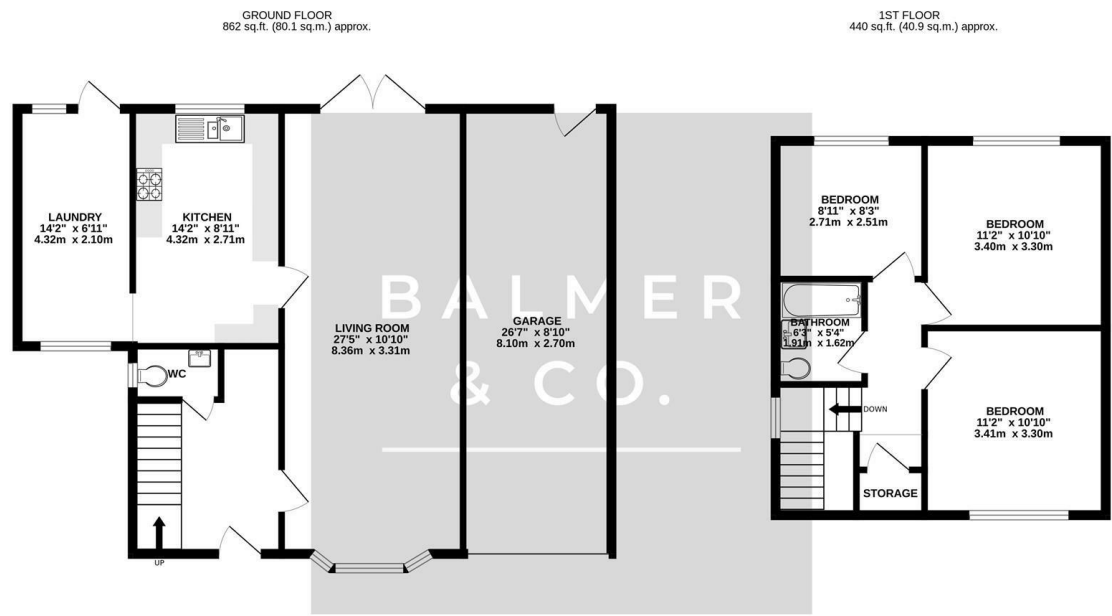


Kenwood Avenue, Leigh, WN7 2LN
Offers Over £350,000



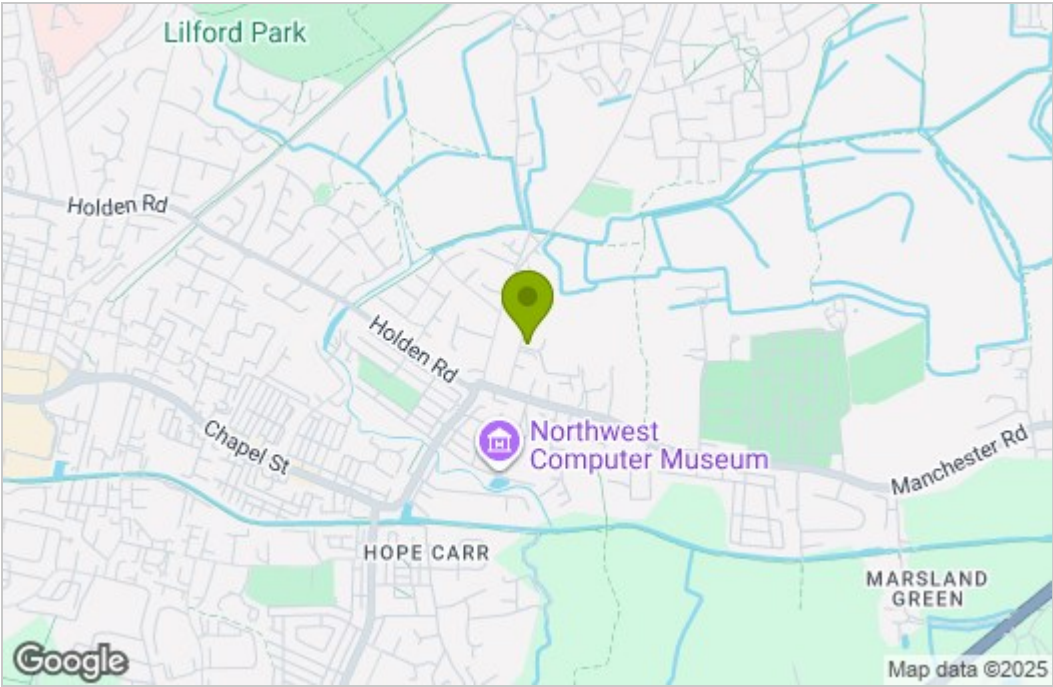
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached house situated in a popular and well regarded residential location. Very nicely presented throughout, this property offers excellent living accommodation and occupies a generous plot. Comprising in brief of entrance hallway, large bay fronted living/dining room with French doors leading to the rear garden, modern fitted kitchen with integrated appliances, separate utility room, with a W.C, completing the ground floor. To the first floor are two well proportioned large double bedrooms, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a double driveway and garage providing parking for up to three vehicles to the side, whilst to the rear there is a large garden with patio and lawn areas. The property also benefits from an additional plot of land to the side which could be opened up to further extend the garden space. Early viewings highly recommended, all enquiries welcome.

Floor Plan

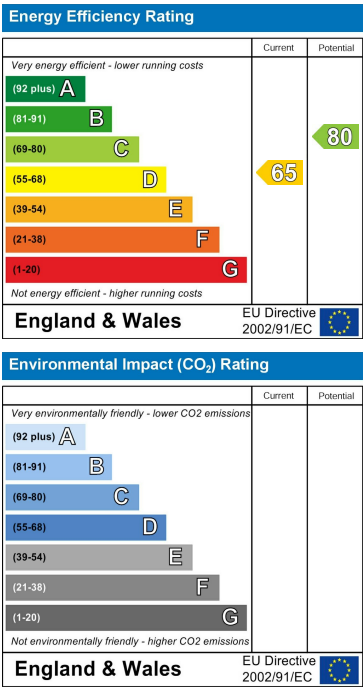


TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.