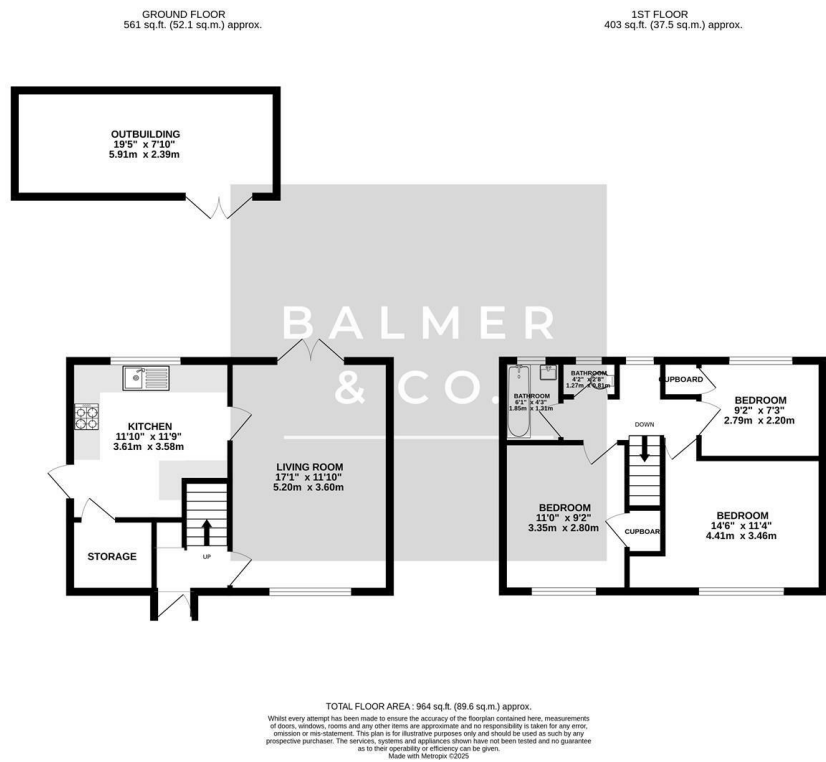


Belmont Avenue, Wigan, WN2 4AQ
£199,950

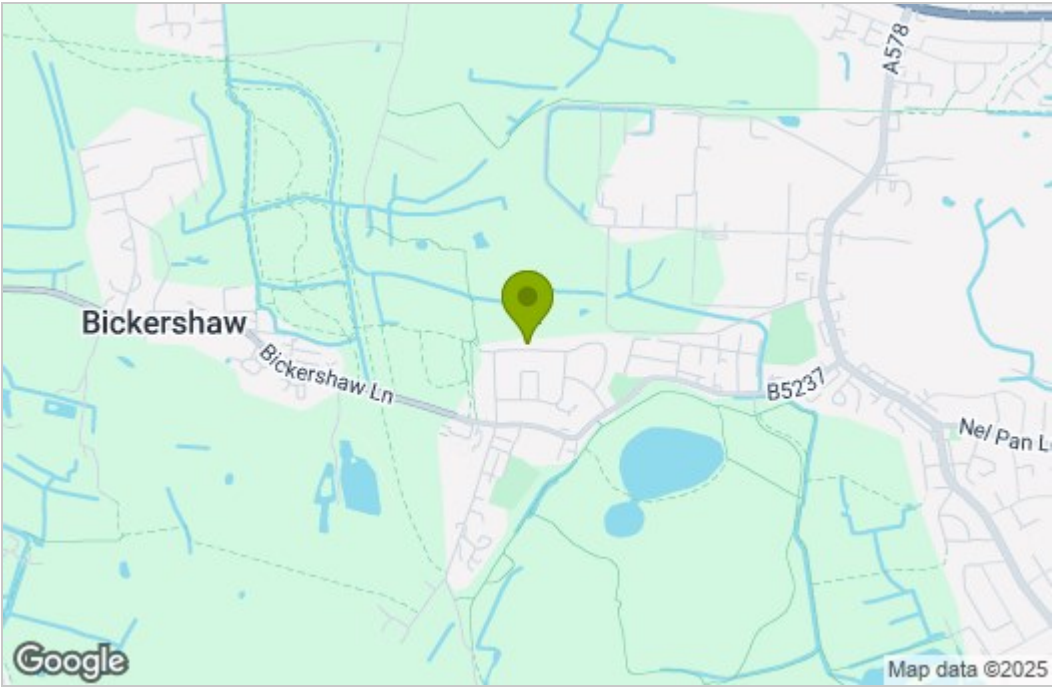


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Bickershaw. Very nicely presented throughout, this property offers excellent family living space and has been well maintained and modernised by the current owners. Comprising in brief of entrance hallway, large open living/dining room with media wall and French doors leading to the rear garden, large kitchen with side door, with a separate utility room completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, all with fitted cupboard space, with a three piece family bathroom completing the accommodation the accommodation on offer. Externally the property has a large driveway to the front providing off-road parking for up to three vehicles, whilst to the rear there is a large, private garden with lawn/decking/patio areas with a detached brick built shed/summerhouse with a pergola providing a lovely outside seating area. Early viewings highly recommended, all enquiries welcome.

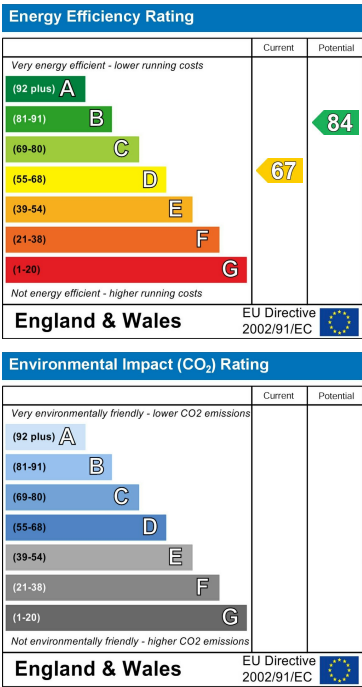
Floor Plan



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.