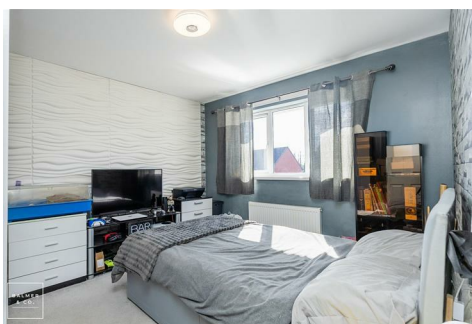
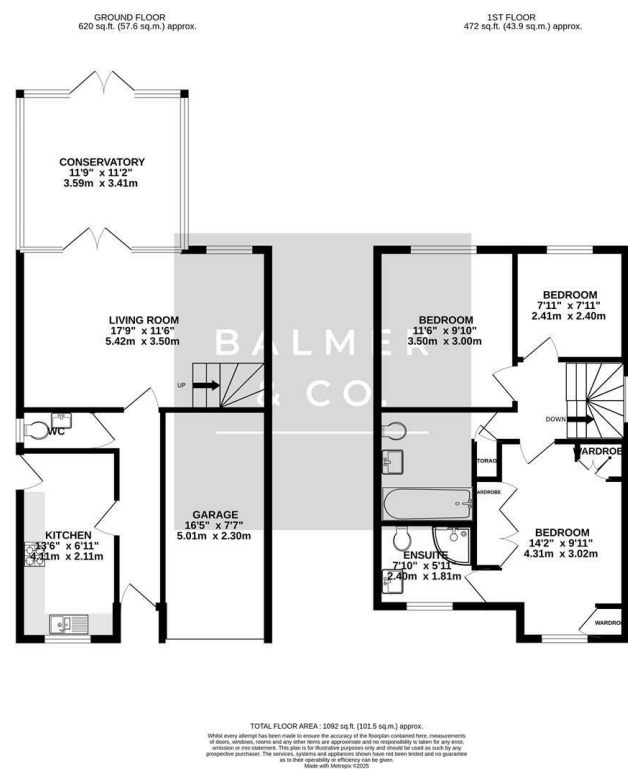


Holcroft Drive, Wigan, WN2 5YP
£270,000

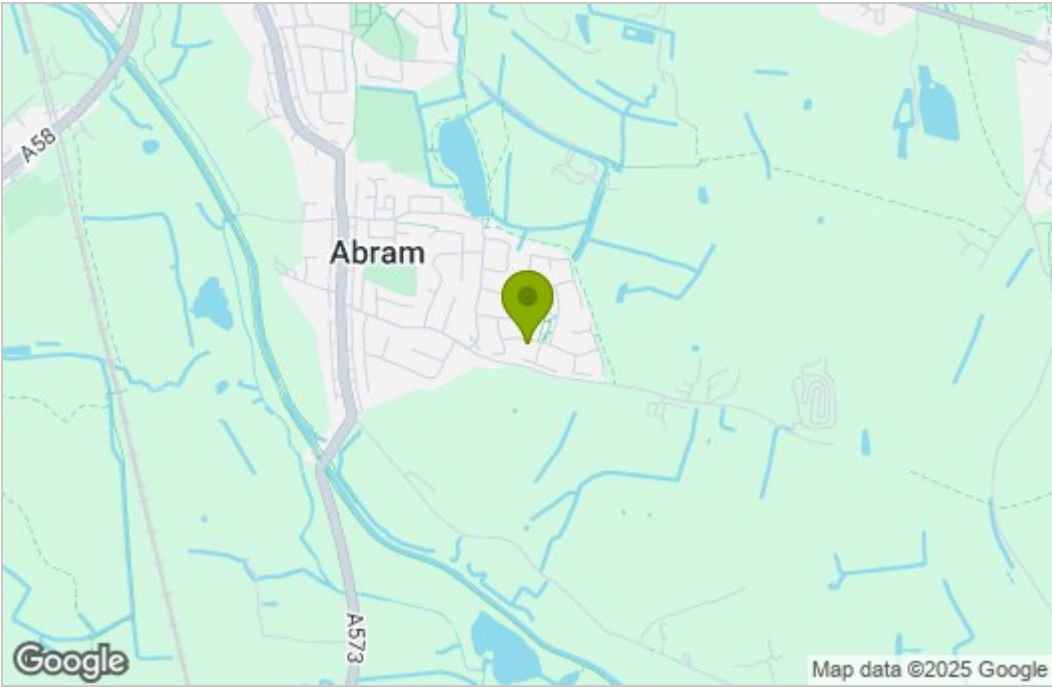


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached house situated in a popular and well regarded residential location in Abram. Very nicely presented throughout and extended to the rear, this property has been well maintained by its current owner. Comprising in brief of entrance hallway, modern fitted kitchen/dining room with integrated appliances, large living room with electric fireplace and surround, spacious conservatory, with a W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and cupboard space, with a ensuite shower room, two further double bedrooms, with a three piece family bathroom completing the accommodation on offer. Externally the property has a double driveway to the front with a garage beyond providing ample off-road parking and storage, whilst to the rear there is a fully enclosed, South facing garden. Early viewings highly recommended, all enquiries welcome.

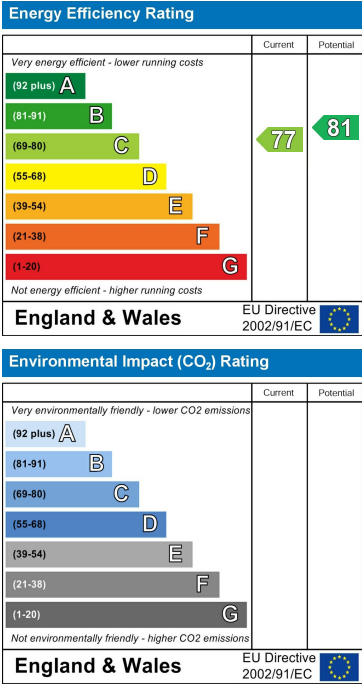
Floor Plan



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.