

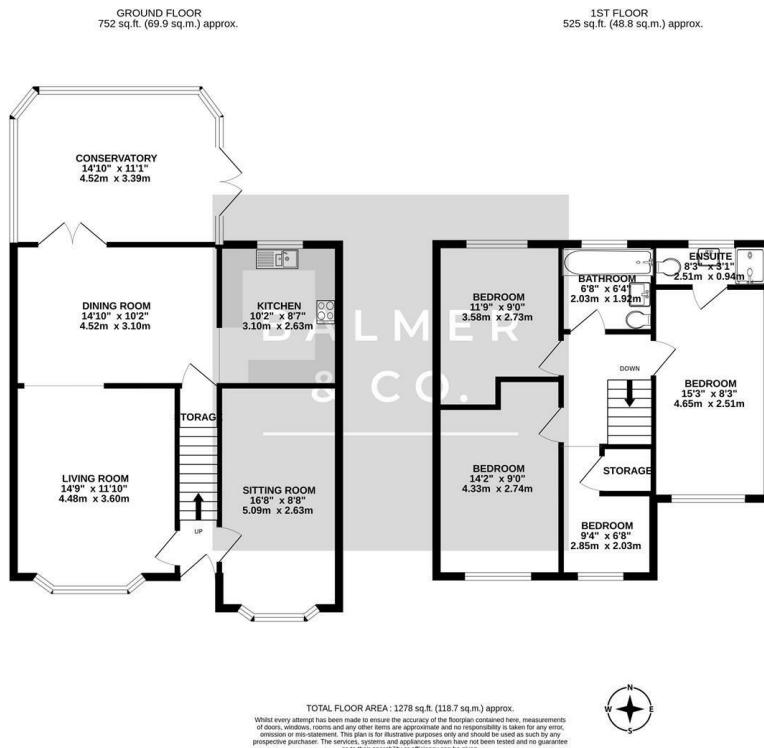
Holden Brook Close, Leigh, WN7 2HL

Offers Over £365,000

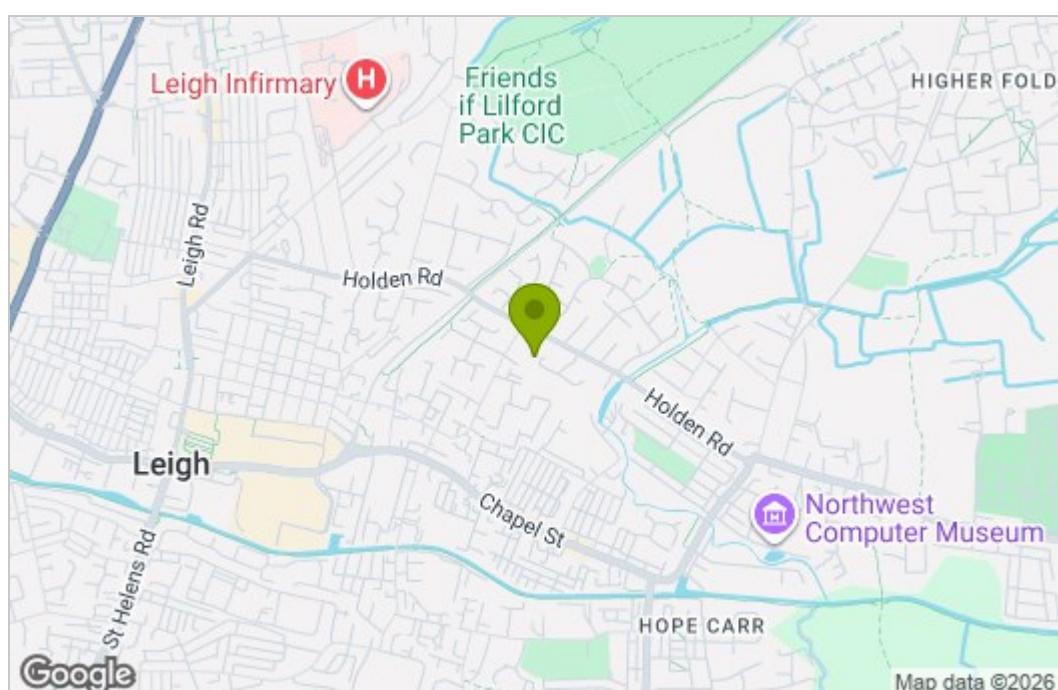


BALMER & CO in LEIGH are delighted to offer FOR SALE this spacious four bedroom detached home, located on the ever popular Holden Brook Close in Leigh. Well presented throughout and conveniently placed within walking distance of a range of amenities including the Guided Busway, it would make a perfect family home. Comprising in brief; entrance hall, living room, open plan kitchen/dining room, conservatory and a converted garage creating additional living space. To the first floor you'll find a master bedroom with en-suite shower room, two further double bedrooms, a single bedroom and a modern three piece bathroom suite. Externally the property has driveway parking to the front with a fully enclosed, low maintenance garden to the rear, complete with its own bar. Early viewings highly recommended, all enquiries welcome.

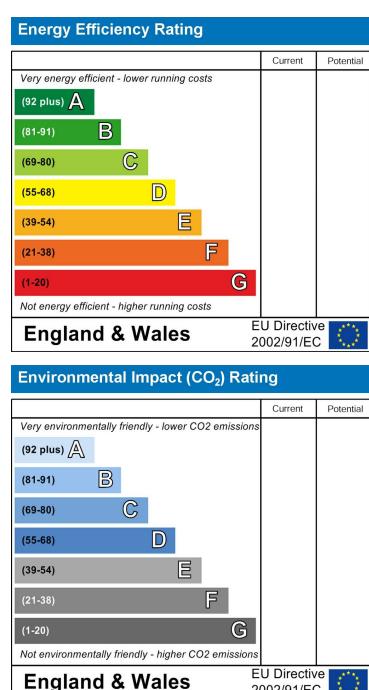
## Floor Plan



## 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.