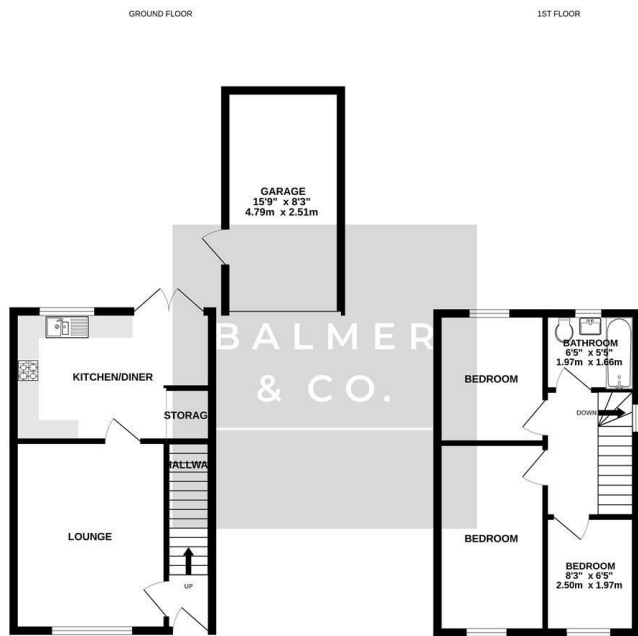


Miriam Grove, Leigh, WN7 3EX
Offers Over £170,000



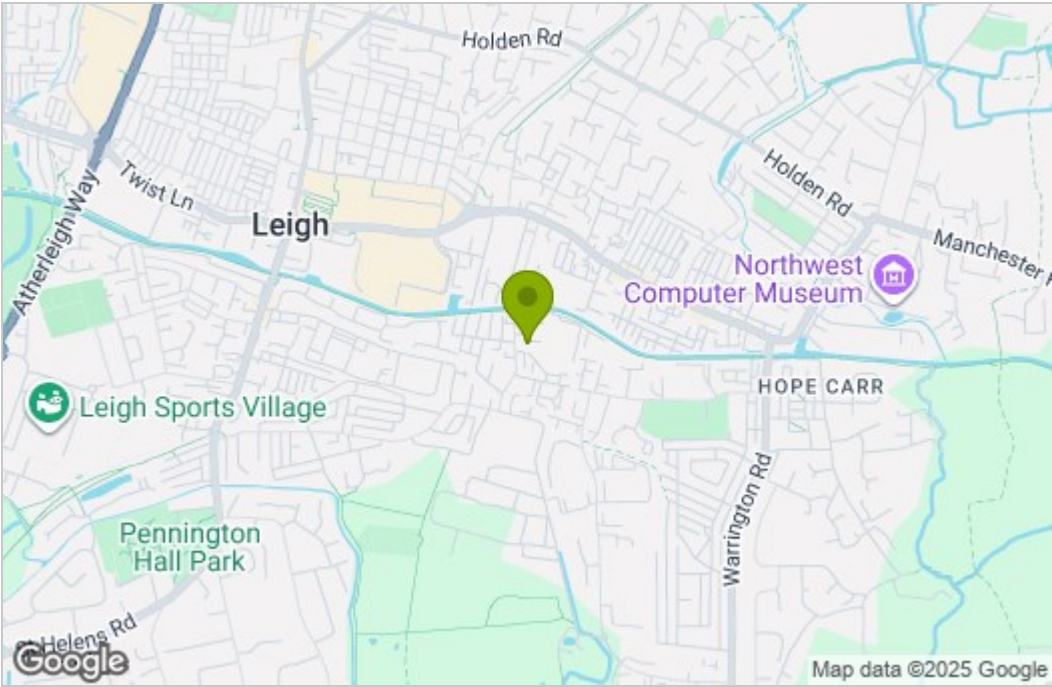
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Leigh. Offered with NO ONWARD CHAIN and situated in a quiet cul-de-sac location, this property comprises in brief of entrance hallway, large living room, with a modern fitted kitchen/dining room with integrated appliances and French doors leading to the rear garden completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a driveway and detached single garage to the side providing ample off-road parking and storage, whilst to the rear there is a private, South facing garden with a pergola/decking area and lawn beyond. Early viewings highly recommended, all enquiries welcome.

Floor Plan

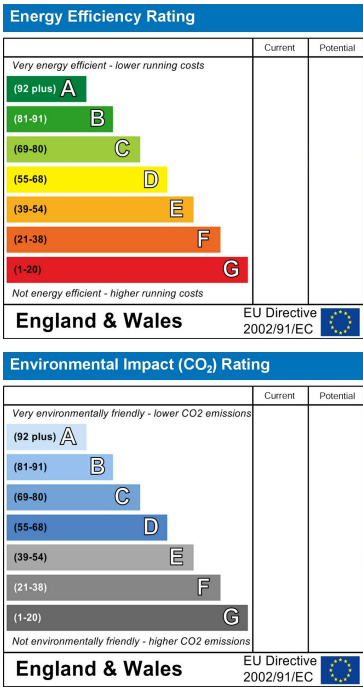


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation 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.