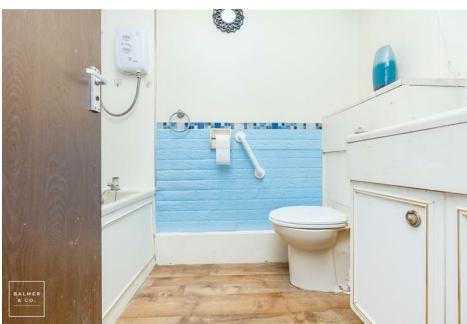


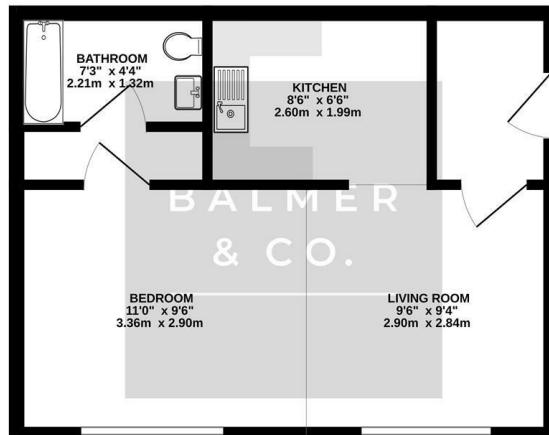
Netherfields, Leigh, WN7 5LD  
£85,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic one bedroom semi-detached bungalow in Leigh. Offered with NO ONWARD CHAIN this property is situated on a modern development within a cul-de-sac location. Comprising in brief of entrance hallway, large open plan bedroom/sitting room, fitted kitchen, three piece bathroom, with a storage area completing the accommodation on offer. Externally there are gardens to the front and side, whilst there is also designated parking to the side. Early viewings highly recommended, all enquiries welcome.

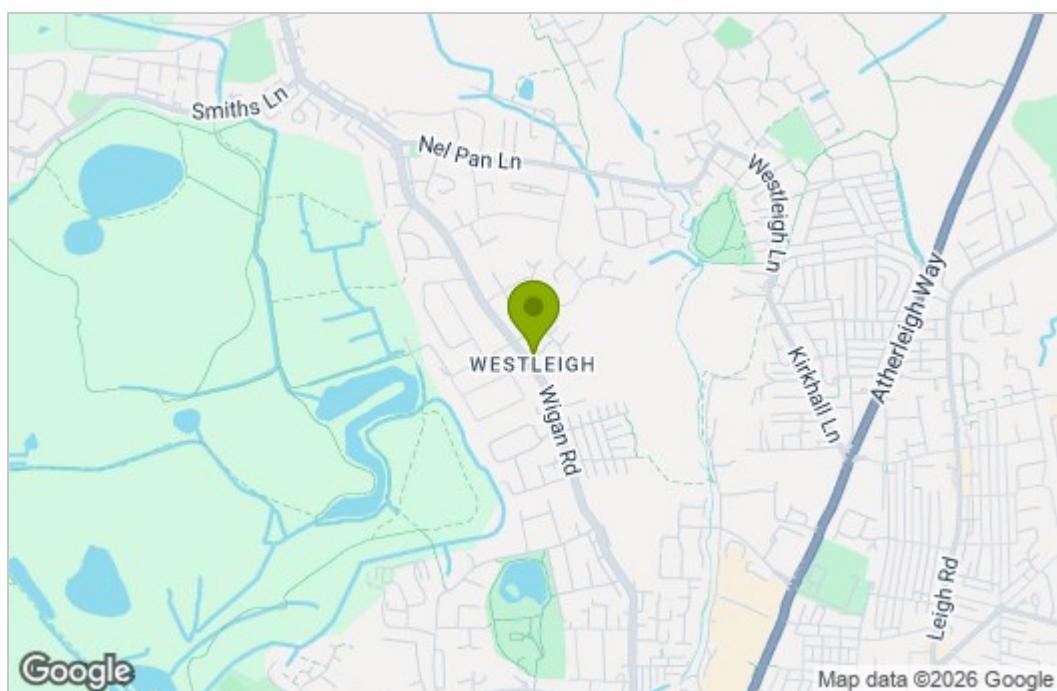
## Floor Plan

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

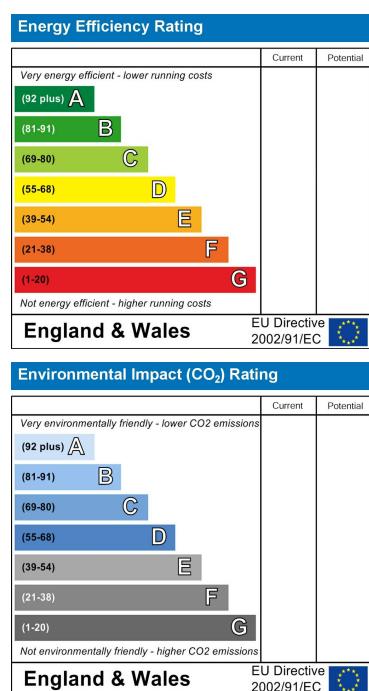


TOTAL FLOOR AREA: 326 sq ft. (30.3 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and areas, where applicable, are approximate. We are not held responsible for any inaccuracies, measurements, areas or misdescriptions. This plan is for the sole purpose of marketing only and should be used as such by any prospective purchaser. The seller, vendor and agent have not tested any services or equipment mentioned and can give no guarantee as to their operability or efficiency can be given.  
Map data ©2025 Google

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.