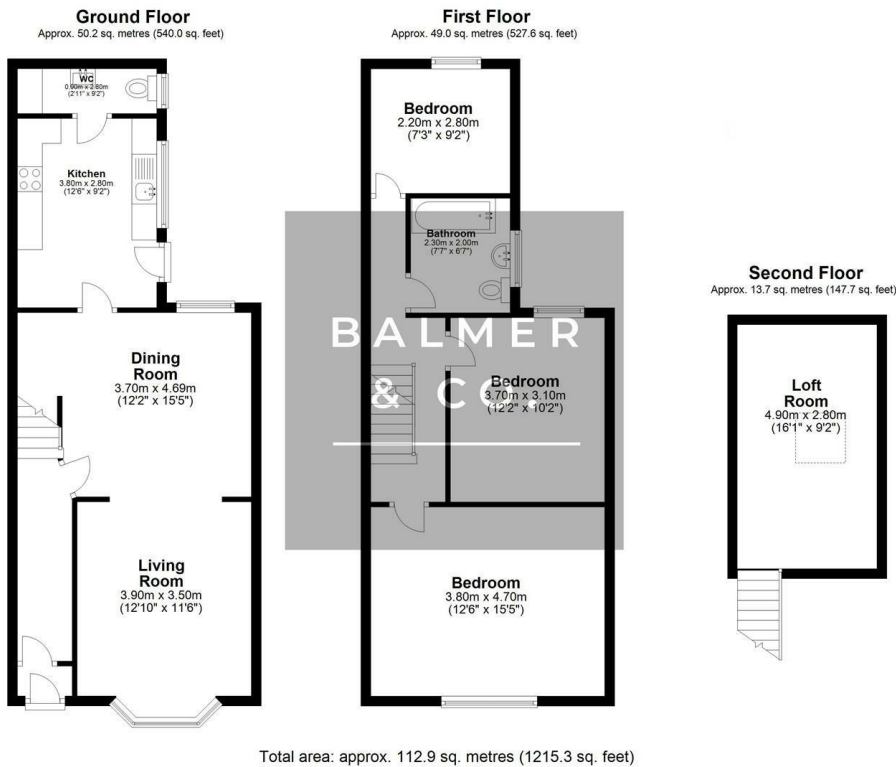


Wilkinson Street, Leigh, WN7 4DQ
Offers Over £170,000

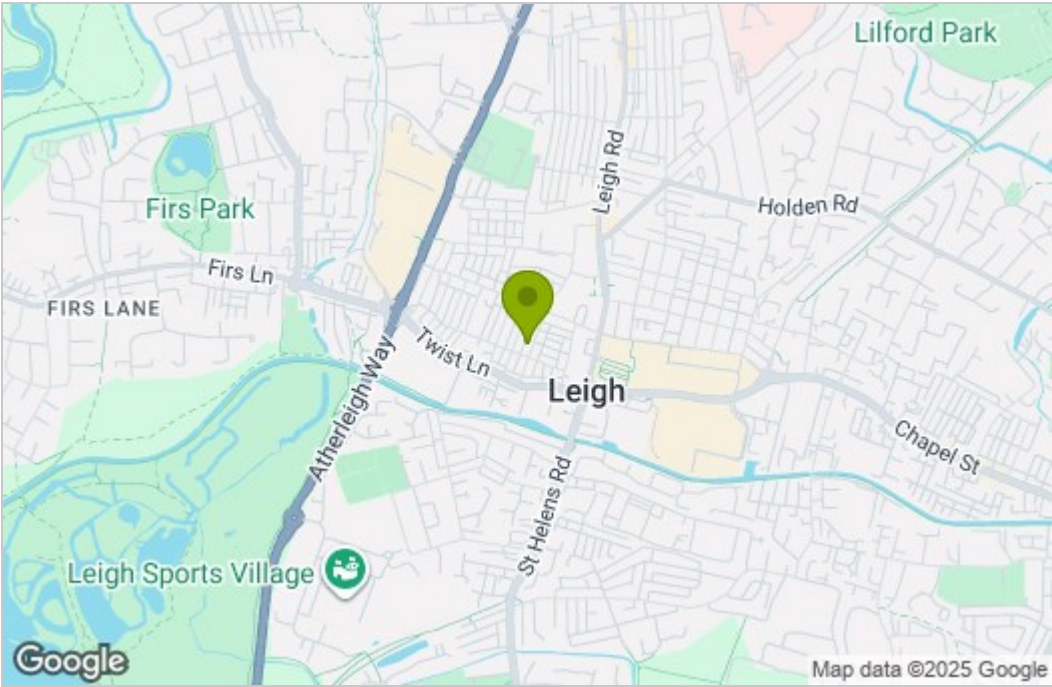


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom mid-terrace house close to Leigh town centre. Offering excellent family living accommodation including two reception rooms and a converted loft room, this property is very nicely presented throughout and simply must be viewed. Comprising in brief of entrance porch, hallway, bay fronted living room with gas fireplace and surround, dining room with log burning stove, newly fitted kitchen with integrated appliances, with a W.C, beyond completing the ground floor. To the first floor is a spacious master bedroom, large second double bedroom, third single bedroom, with a three piece family bathroom completing the first floor. There is then a fixed staircase leading to a fully converted loft room completing the accommodation on offer. Externally the property is garden fronted, whilst to the rear there is a low maintenance, West-facing rear yard. Early viewings highly recommended, all enquiries welcome.

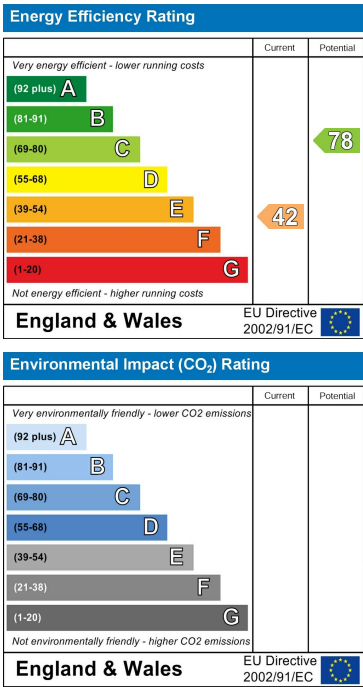
Floor Plan



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.