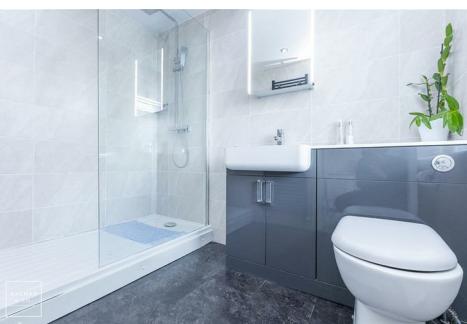


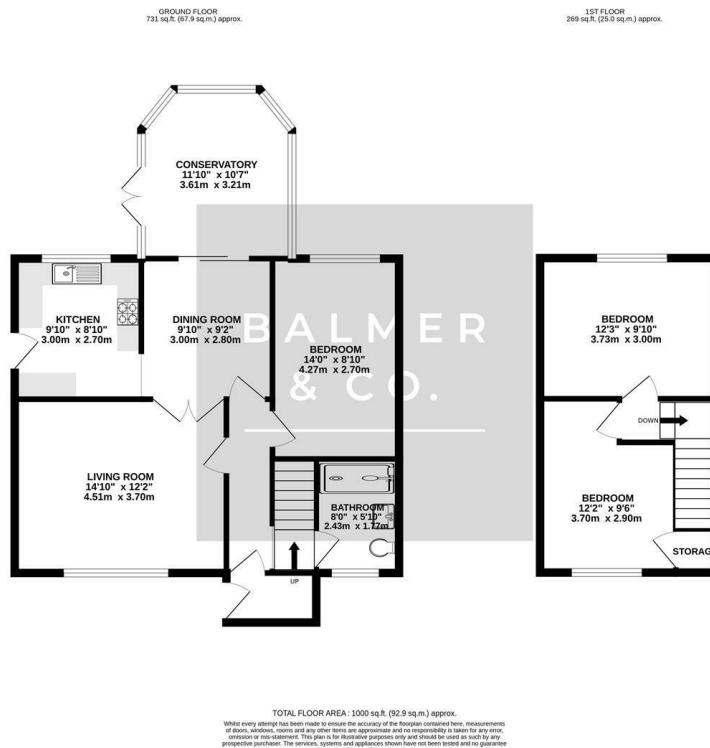
Westleigh Lane, Leigh, WN7 5PW

£315,000

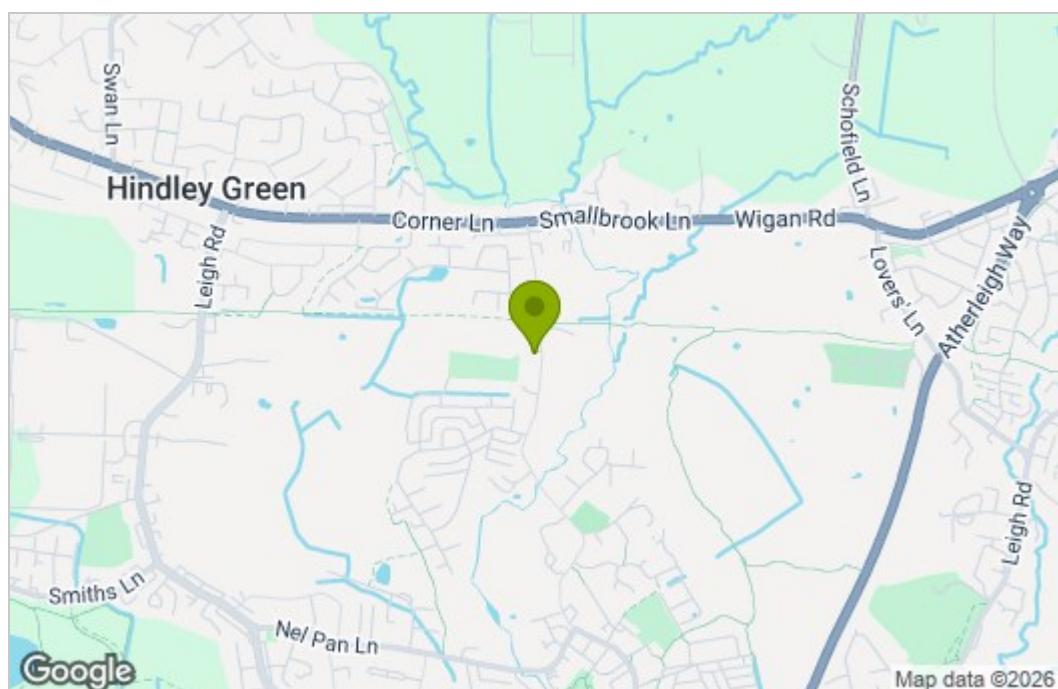


BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom detached property located on Westleigh Lane, a popular residential location in Leigh. Occupying a large plot, complete with a detached double garage and a further garden, it also offers spacious internal accommodation, with the option of single floor living if required. The ground floor comprising in brief; entrance hallway, living room, fitted kitchen, dining room, conservatory, double bedroom and a shower room. To the first floor are two further double bedrooms. Externally, there are gardens to the front and side of the property with a large driveway. To the rear is a garden area with detached double garage where you'll find further lawned garden space to the rear. Early viewings highly recommended, all enquiries welcome.

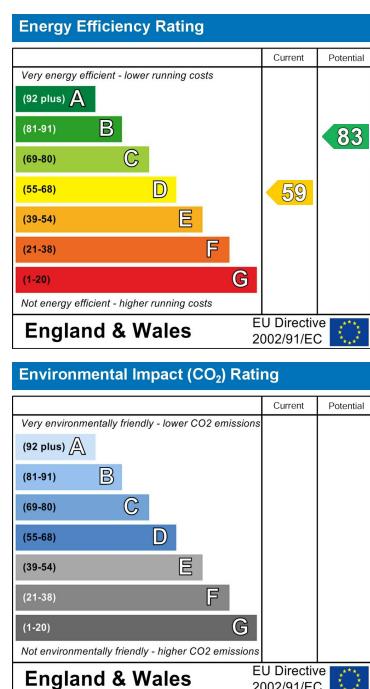
## Floor Plan



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