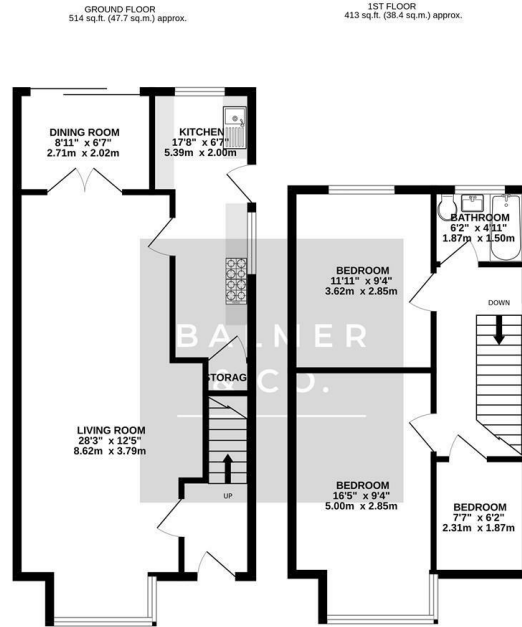


June Avenue, Leigh, WN7 5DH  
£179,950

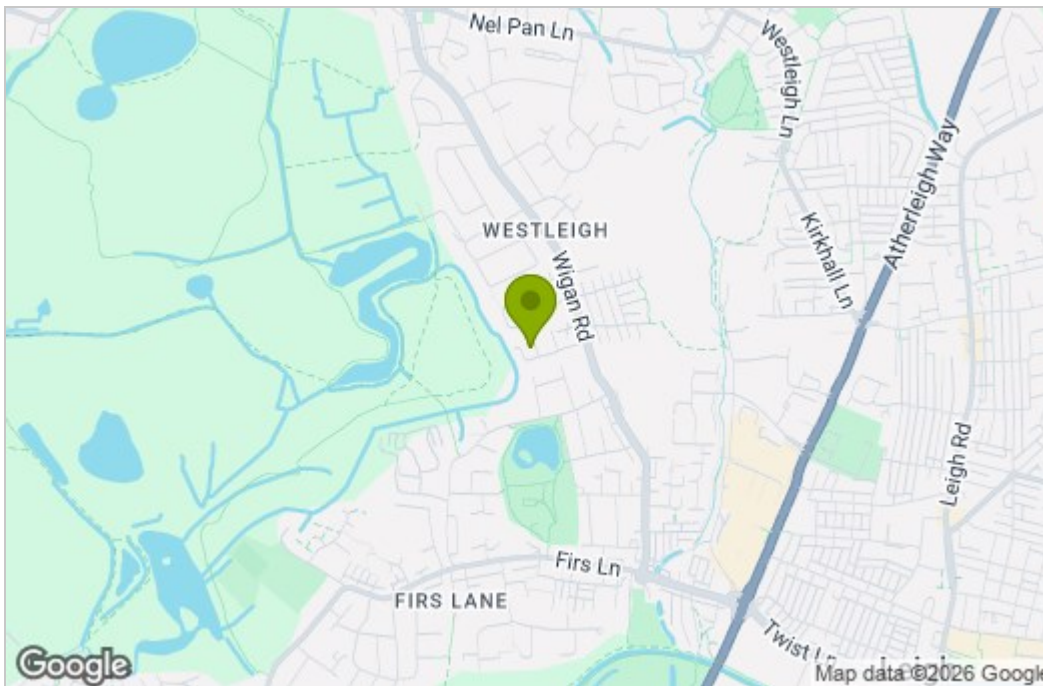


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Leigh. Offered with NO ONWARD CHAIN this property has been recently renovated to a very high standard and benefits from a single storey extension to the rear, adding extra living space to the property. Comprising in brief of entrance hallway, large open plan, bay fronted living/dining room, separate dining room with patio doors leading to the rear garden, with a modern fitted kitchen 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 has a double driveway to the front providing off-road parking, whilst to the rear there is a large, fully enclosed, South-West facing garden. Early viewings highly recommended, all enquiries welcome.

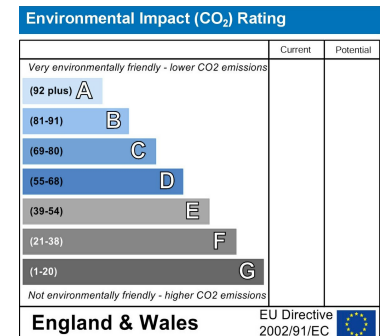
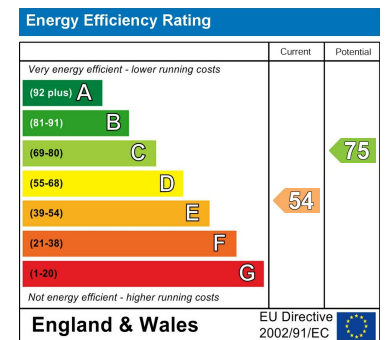
## Floor Plan



## 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.