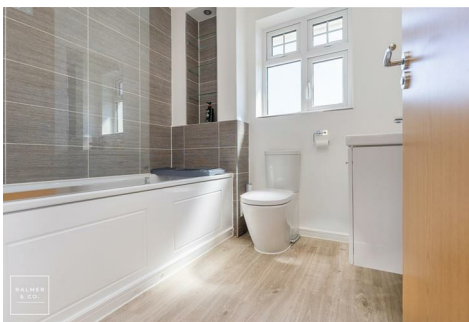
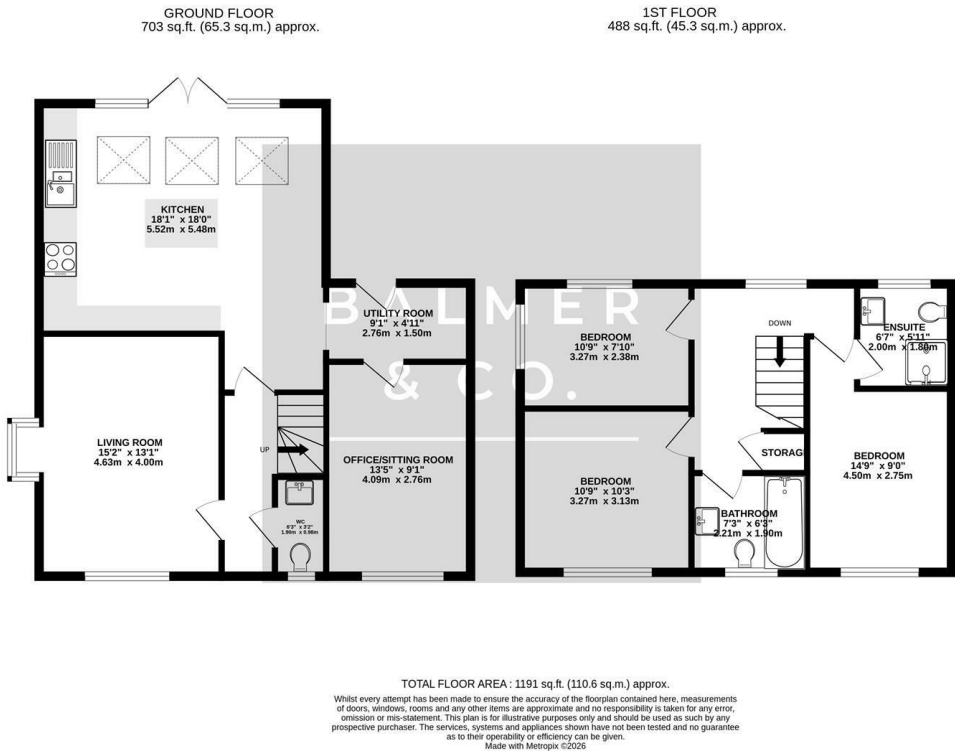


Rigley Potts Park, Wigan, WN2 4UN
Offers Over £325,000

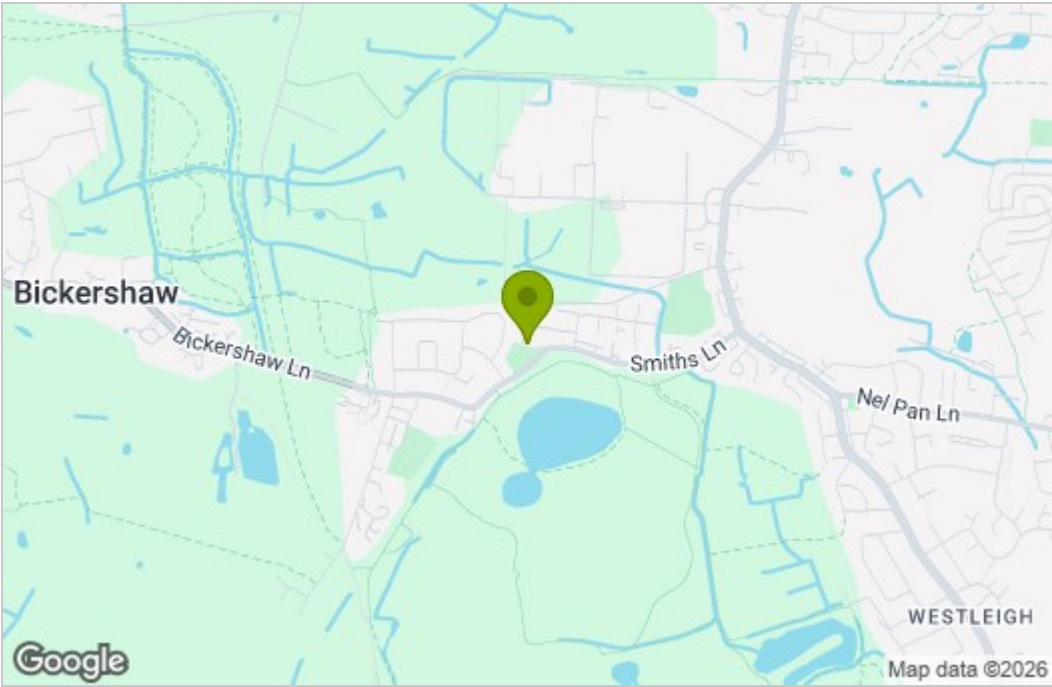


BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom detached family home, located on Rigley Potts Park in Hindley Green. Well presented throughout whilst occupying a fantastic plot overlooking the park, it offers spacious living accommodation and would make a perfect family home. Comprising in brief; entrance hallway with w.c, dual aspect living room, large kitchen/dining room with integrated appliances and patio doors out to the rear garden, separate utility room and a garage conversion creating an office/additional sitting room. To the first floor is a master bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms and a three piece family bathroom suite. Externally, there is a garden to the front as well as driveway parking. To the rear is a good sized enclosed garden with porcelain tiled, lawned and decked areas. The property also overlooks the park, ideal for families with children or for small dog walks. Early viewings highly recommended, all enquiries welcome.

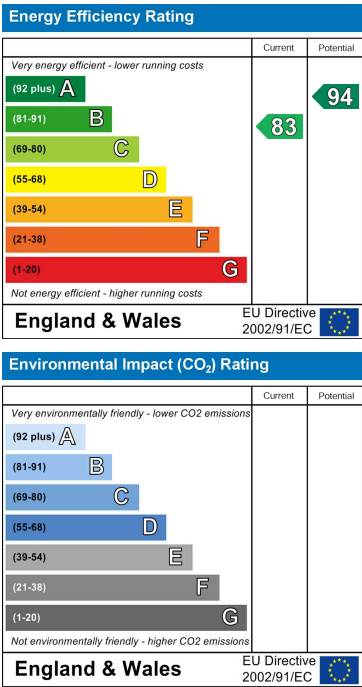
Floor Plan



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.