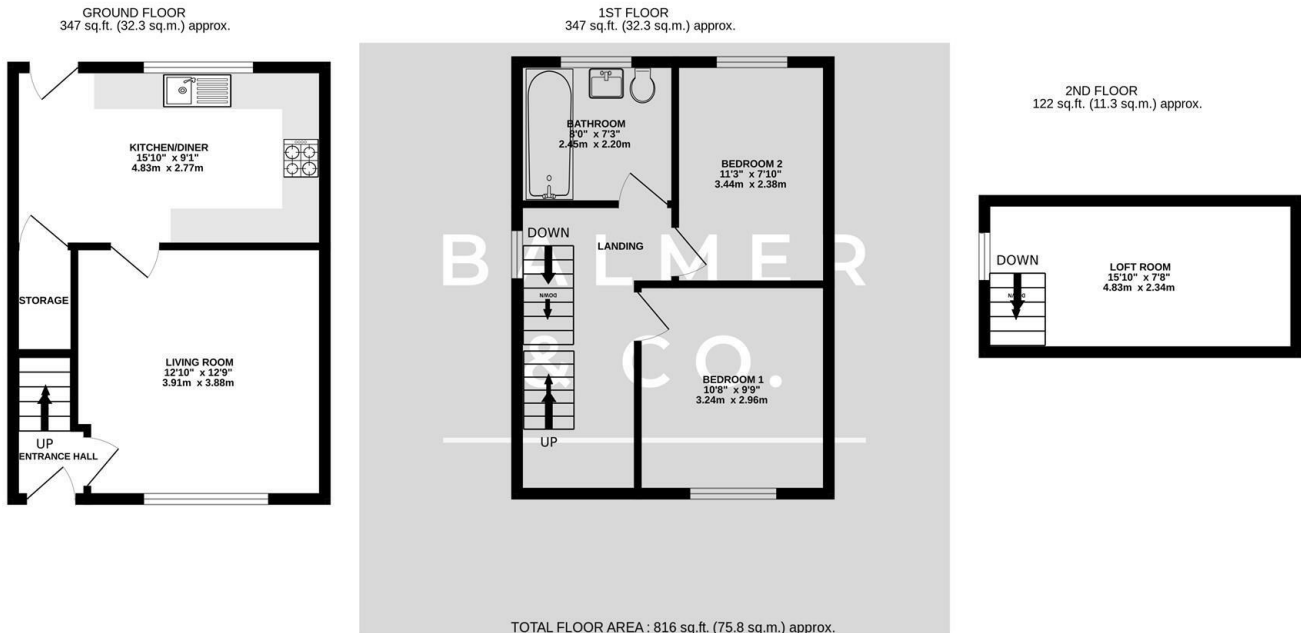


Twist Lane, Leigh, WN7 4DP  
Offers Over £170,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached house situated close to Leigh town centre. Offered with NO ONWARD CHAIN this property is very nicely presented throughout. Comprising in brief of entrance hallway, large living room with feature gas fireplace and surround, with a modern fitted kitchen/dining room to the rear completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a three piece family bathroom. To the second floor is a converted loft room with a fixed staircase providing access completing the accommodation on offer. Externally the property has a double driveway to the front, whilst to the rear there is a fully enclosed, low maintenance, North facing garden with a brick built store. Early viewing highly recommended, all enquiries welcome.

## Floor Plan

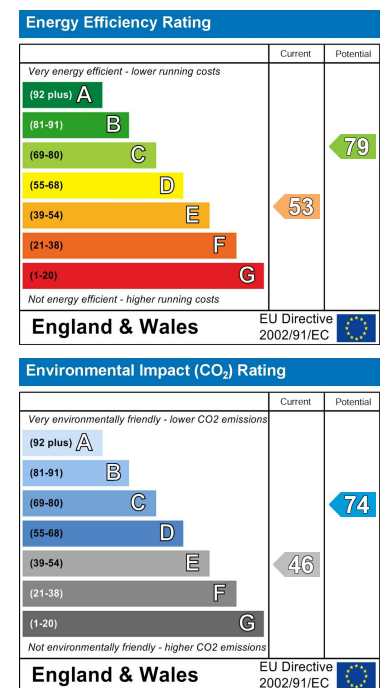


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.