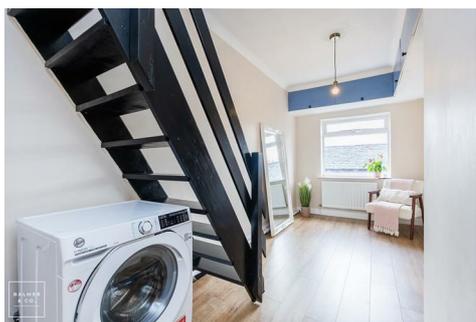
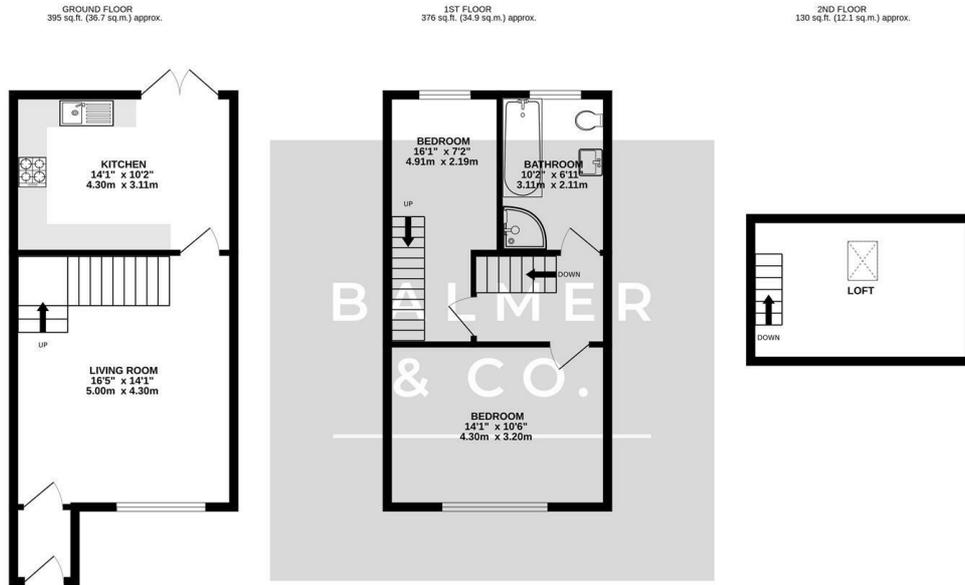


Ingham Street, Leigh, WN7 5JJ
£170,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom mid terrace property with additional loft room, located on Ingham Street in Leigh. Well presented throughout offering versatile living space and conveniently placed for access to a range of amenities, this property would suit a variety of buyers. The ground floor comprising in brief; entrance porch, living room and a modern fitted kitchen with integrated appliances with patio doors leading out to the rear garden. To the first floor is a double bedroom, a single bedroom with a staircase taking you to the loft room and a four piece bathroom suite. Externally, the property has low maintenance gardens to the front and rear with on street parking. Early viewings highly recommended, all enquiries welcome.

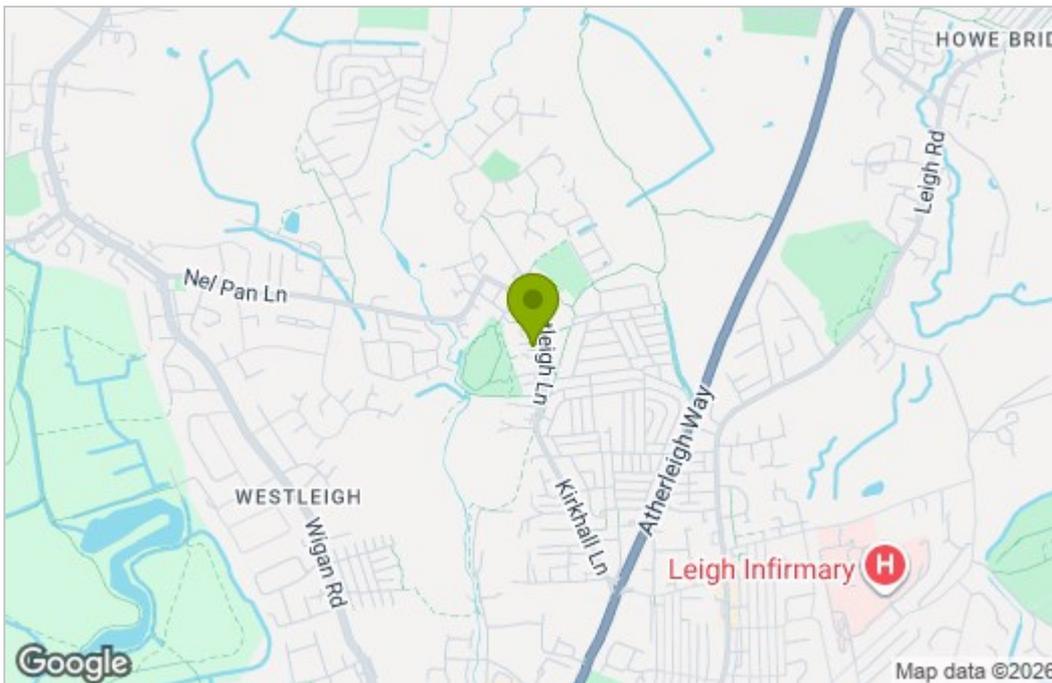
Floor Plan



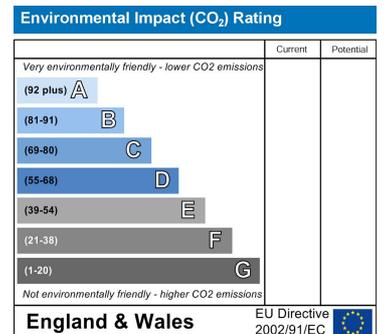
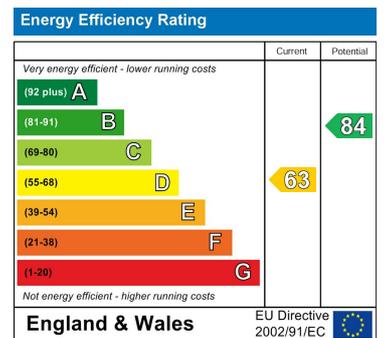
TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

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.