BALMER & CO.

SALES & LETTINGS

Hornby Grove, Leigh, WN7 2XL

Offers Over £150,000









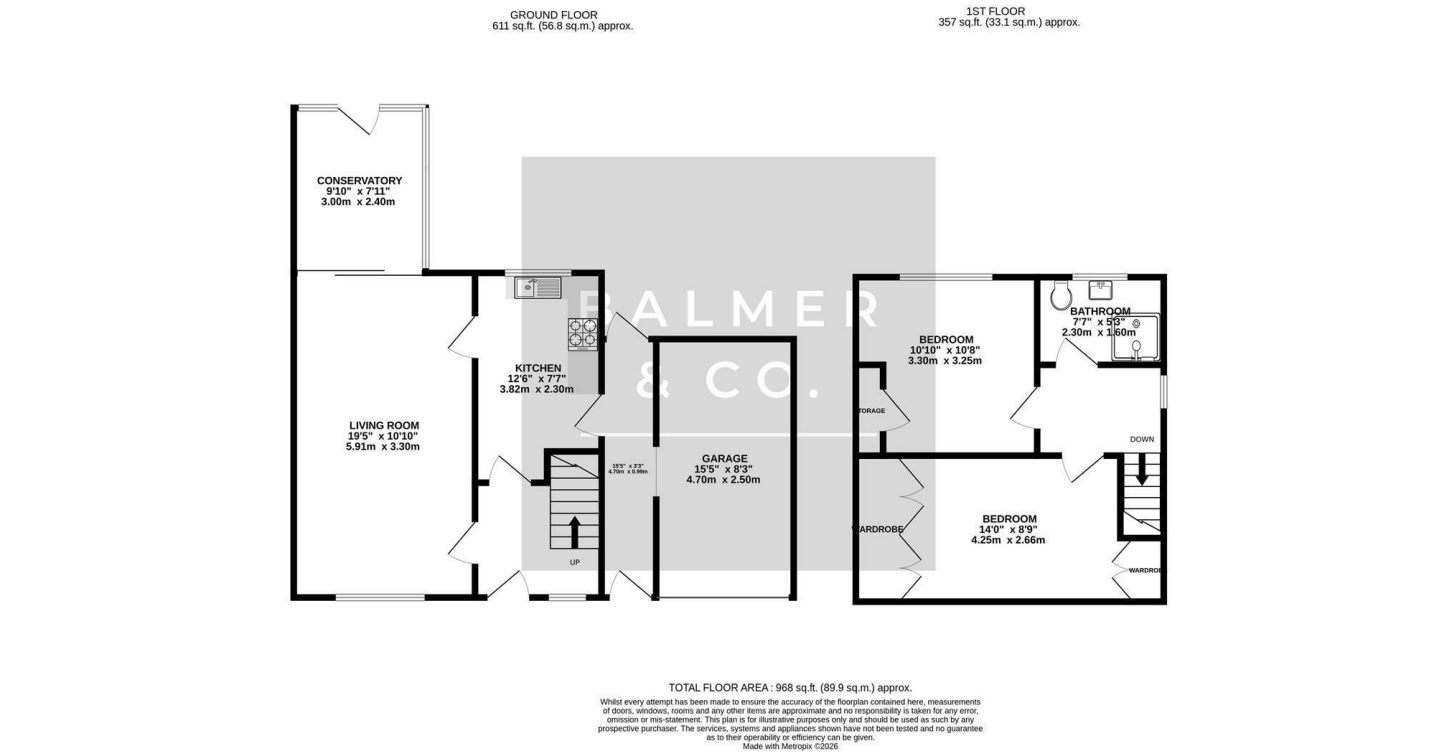






BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end terraced tucked away on Hornby Grove, a quiet cul-de-sac in the Higher Fold area of Leigh. Well presented throughout and ideally offered for sale with NO ONWARD CHAIN it would be a perfect starter home. The ground floor comprising in brief; entrance hallway, living room with gas fireplace, fitted kitchen and a conservatory leading out to the rear garden. To the first floor is a large master bedroom, a second double bedroom and a panelled wet room. Externally, the property occupies a generous plot with a garden to the front as well as off road parking leading to a detached garage. To the rear is an enclosed rear garden which offers a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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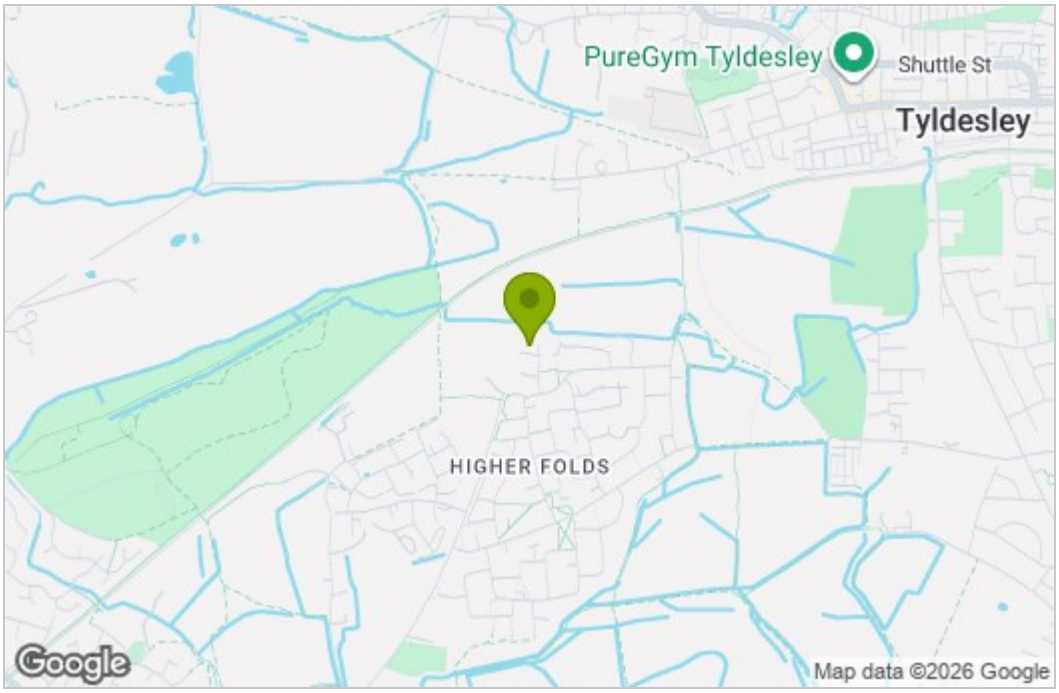
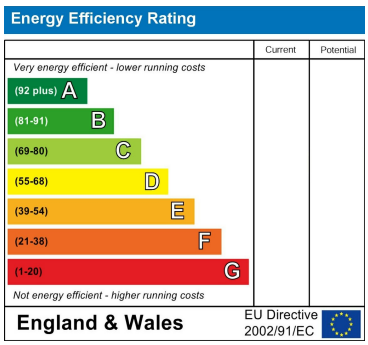
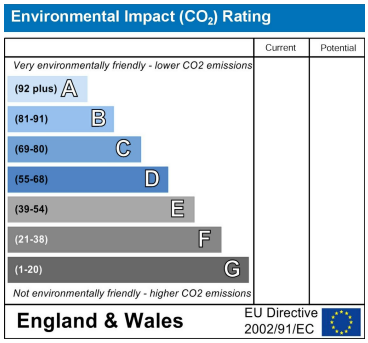
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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