BALMER & CO.

SALES & LETTINGS

Brentwood Grove, Leigh, WN7 1UG

£200,000









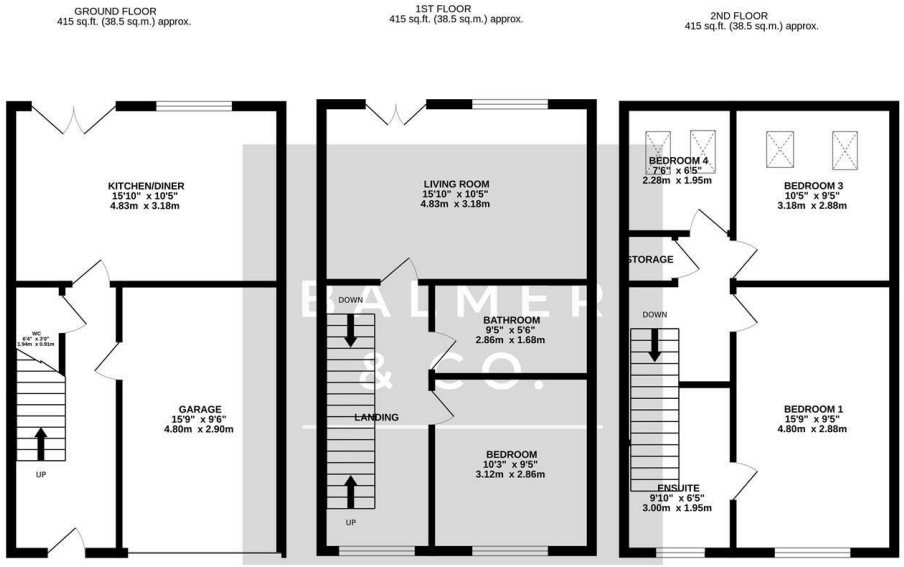






BALMER & CO in LEIGH are delighted to offer FOR SALE this three storey, four bedroom townhouse situated on the ever popular Brentwood Grove development in Leigh. Offered spacious accommodation with NO ONWARD CHAIN and conveniently placed for access to Leigh town centre it would suit a wide range of buyers. The ground floor comprising in brief; entrance hallway with downstairs w.c and access to the integral garage and a spacious fitted kitchen/dining room with patio doors opening out to the rear garden. To the first floor is a well proportioned living room with Juliet balcony, a double bedroom and a three piece family bathroom suite. To the second floor is a large master bedroom with en-suite shower room and two further bedrooms. Externally, to the front is an open plan garden with driveway leading to the integral garage, and to the rear is a low maintenance, enclosed garden. Early viewing highly recommended, all enquiries welcome.

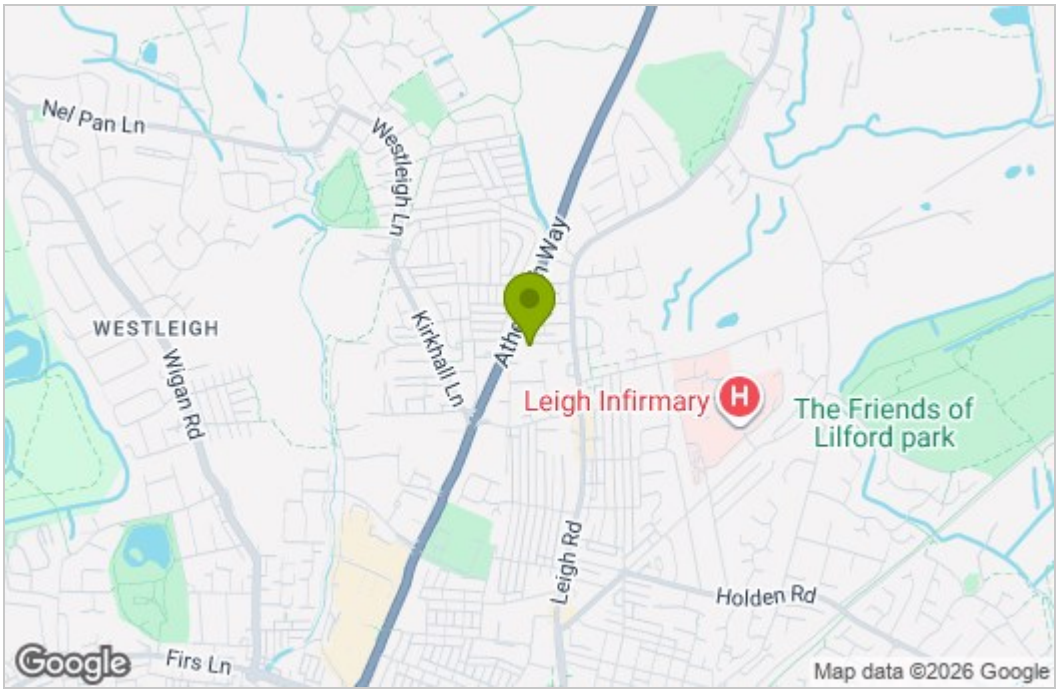
Floor Plan



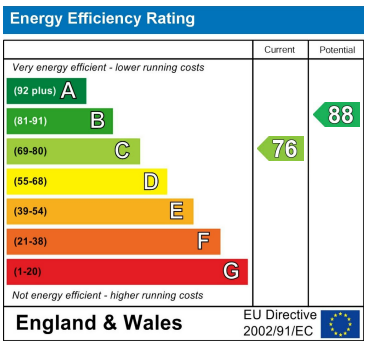
TOTAL FLOOR AREA : 1245 sq.ft. (115.6 sq.m.) approx.

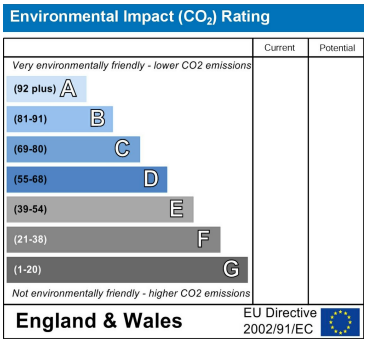
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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