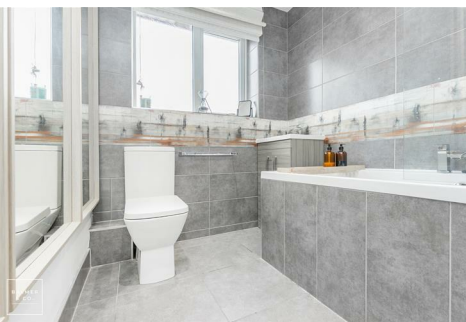
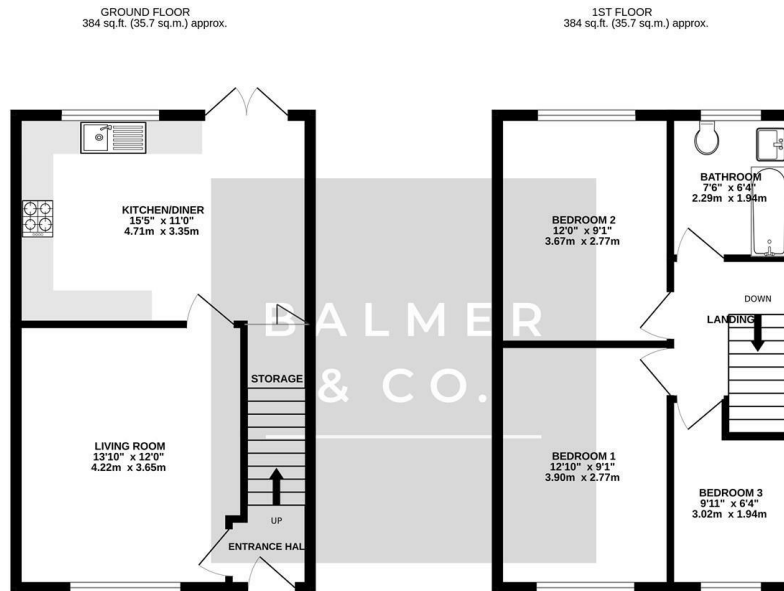


Westleigh Lane, Leigh, WN7 5PW  
£199,950



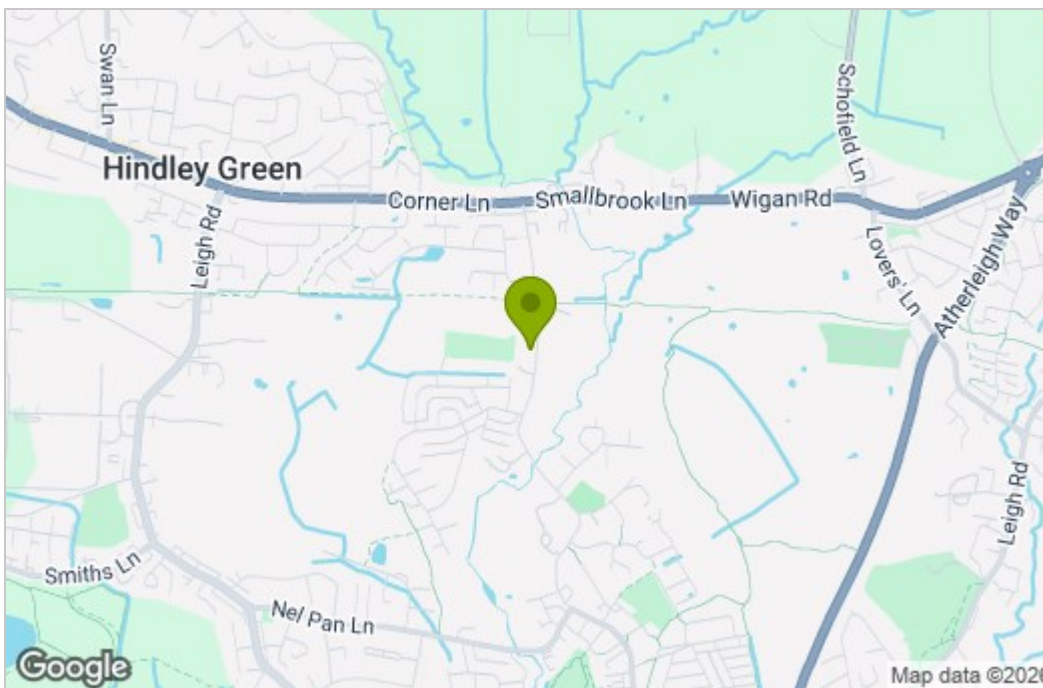
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom end-terrace house in the Westleigh area of Leigh. Very nicely presented throughout this property comprises in brief of entrance hallway, large living room with feature gas fireplace and surround, with a modern fitted kitchen/dining room with integrated appliances and French doors leading to the rear garden. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with a three piece family bathroom with underfloor heating completing the accommodation on offer. Externally the property has a large driveway providing ample off-road parking, whilst to the rear there is a fully enclosed, West facing yard. The property is ideally located close to Westleigh high school and other local amenities. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

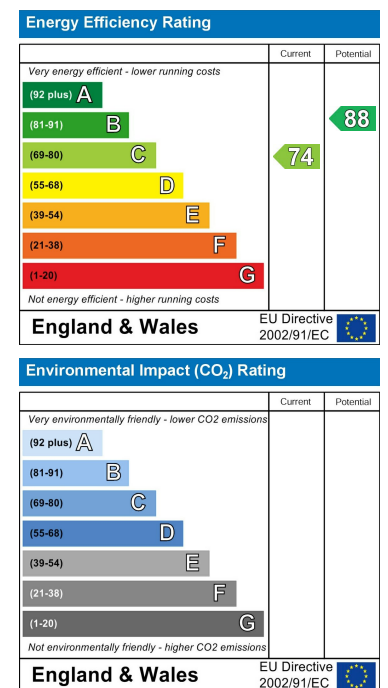


TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given 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.