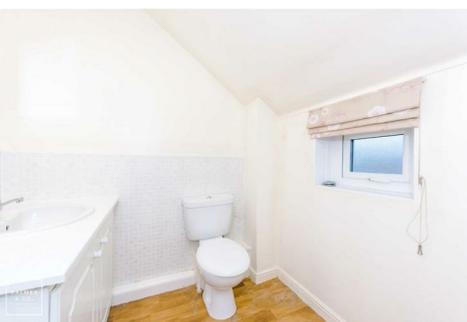
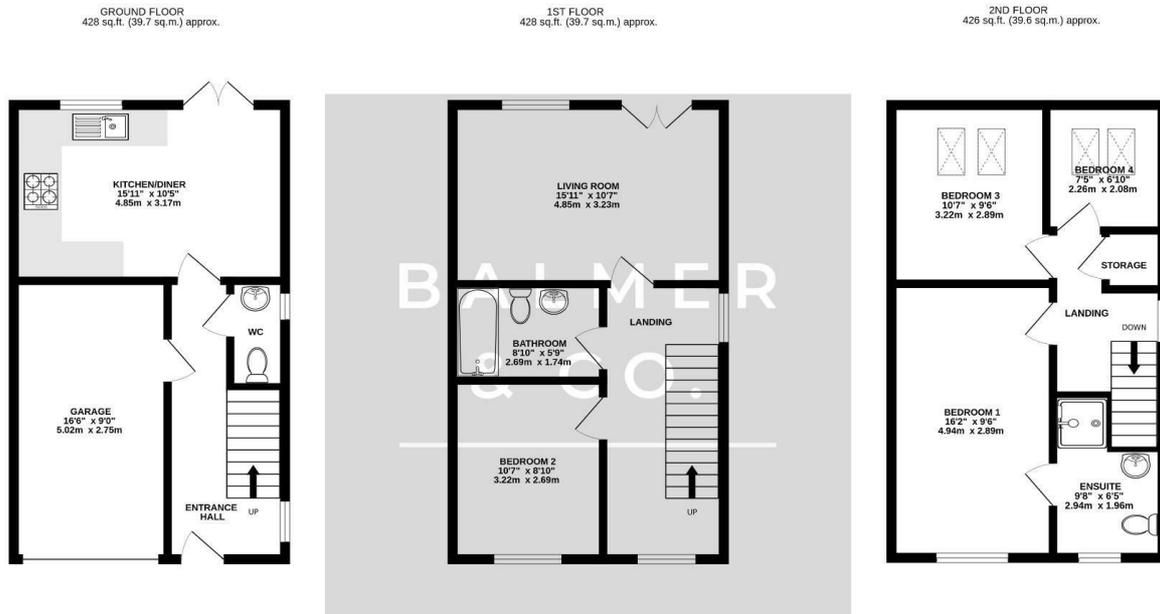


Brentwood Grove, Leigh, WN7 1UG
Offers Over £180,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic, three storey, four bedroom townhouse situated on the ever popular Brentwood Grove development, close to Leigh town centre. Offered with NO ONWARD CHAIN this property comprises in brief of entrance hallway, downstairs W.C, access to the integral garage, and a spacious modern fitted kitchen/dining room with appliance and patio doors opening to the rear garden. To the first floor is a well proportioned living room with Juliet balcony, a modern family bathroom and a further double bedroom. To the second floor is the master bedroom with ensuite shower room and two further bedrooms. Outside to the front is an open plan garden with driveway leading to the integral garage, and to the rear is an enclosed garden. Early viewing highly recommended, all enquiries welcome.

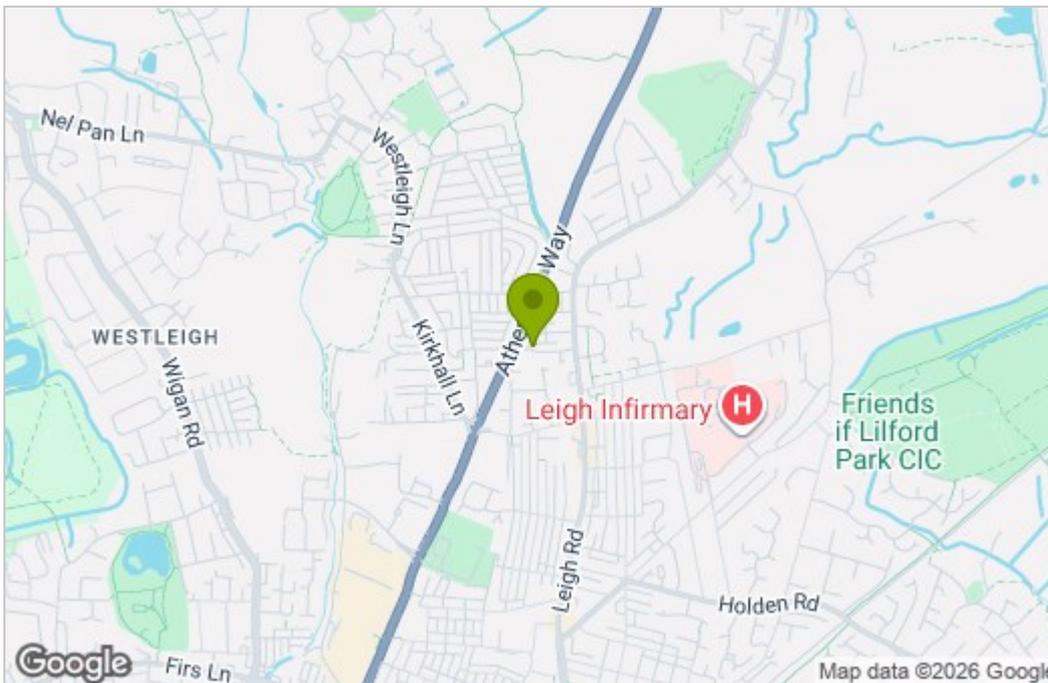
Floor Plan



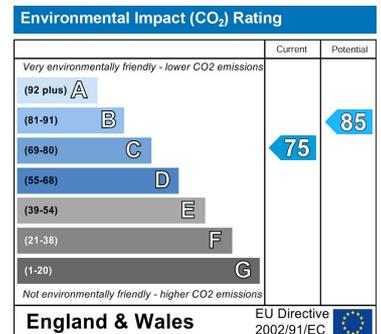
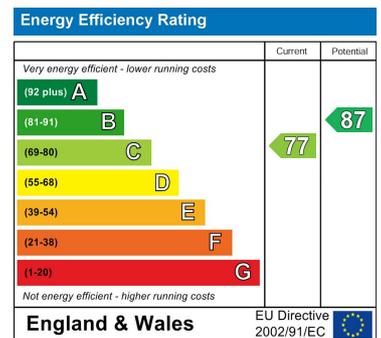
TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

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.