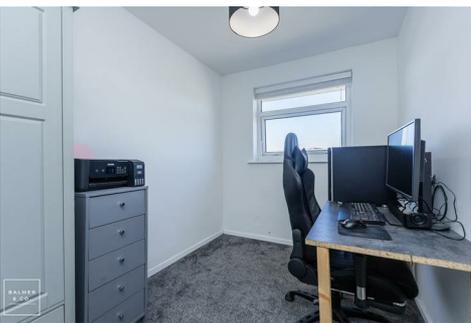
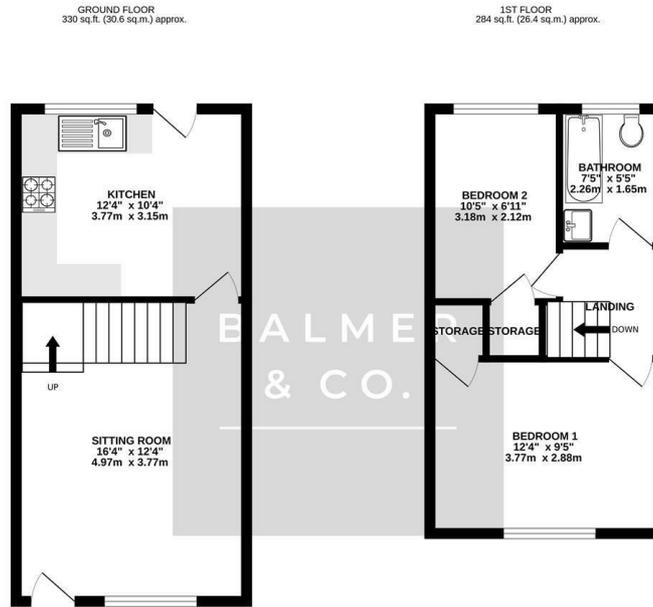


Ashwood Avenue, Abram, WN2 5YE  
Offers Over £160,000



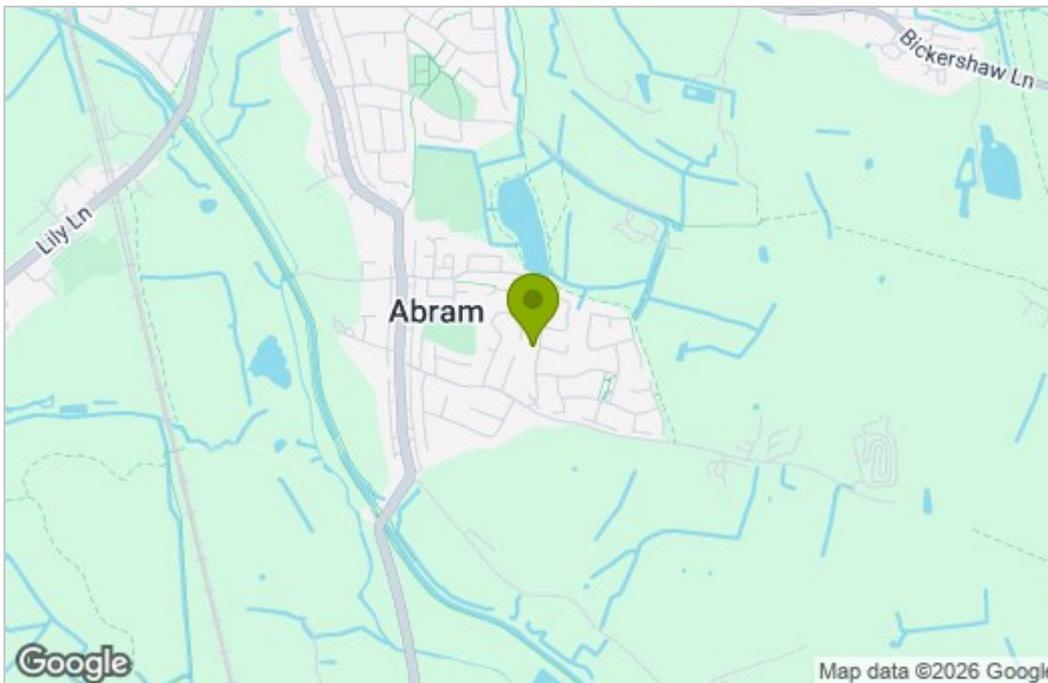
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached house in Abram, Wigan. Offered with no onward chain, this property is newly renovated and is immaculately presented to the market. Comprising in brief of large living room, with a newly modern fitted kitchen completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property has a double driveway to the front, whilst to the rear there is a low maintenance, fully enclosed yard. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

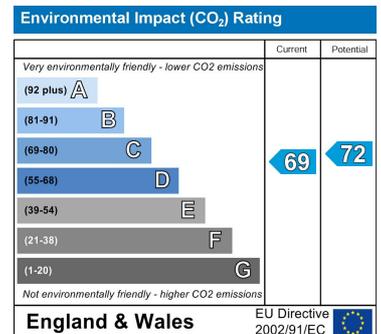
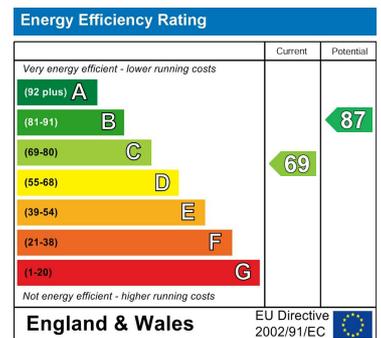


TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here are not to be taken as a 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.