

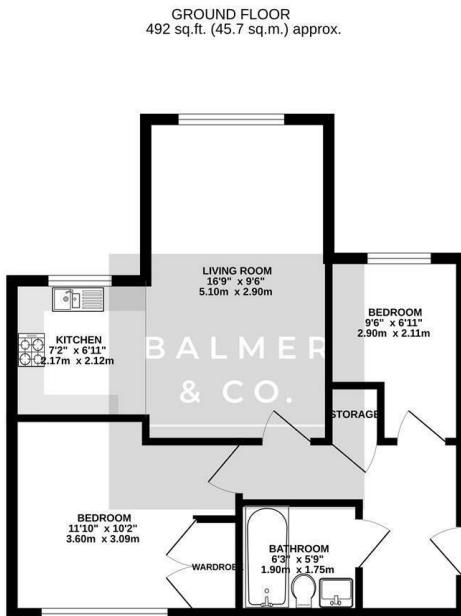
Brentwood Grove, Leigh, WN7 1UG

£119,950



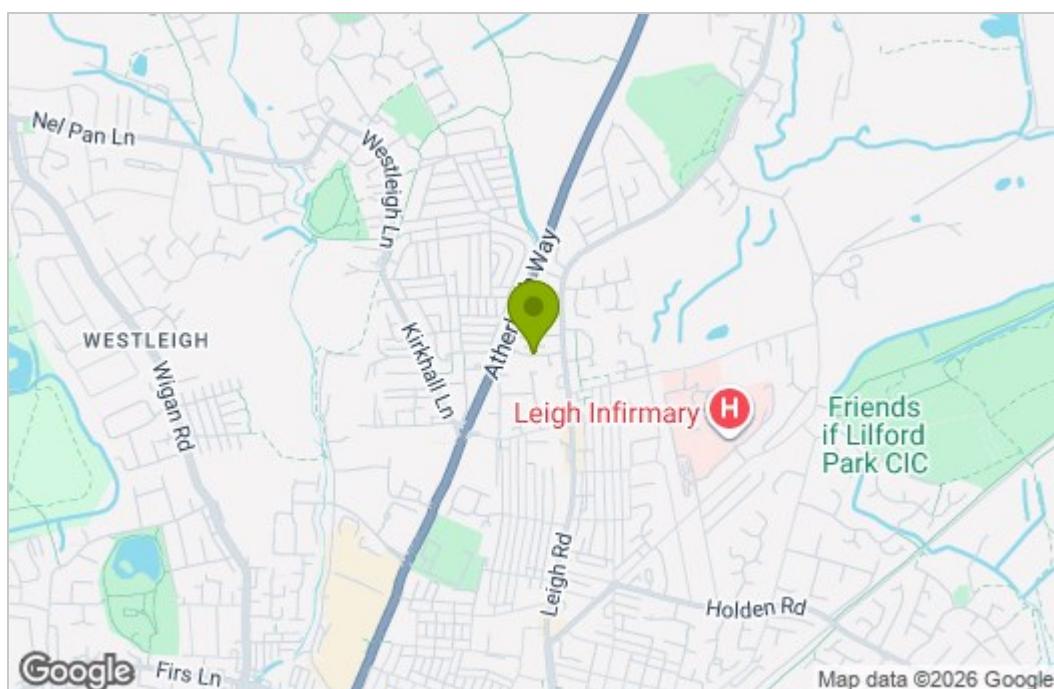
BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom, ground floor apartment on the ever popular Brentwood Grove development in Leigh. Well presented throughout and conveniently placed for access to a wide range of amenities, it would be perfect for those looking for single floor accommodation. Comprising in brief; secure entry with intercom system, hallway, living/dining room opening out into a modern fitted kitchen, two bedrooms and a three piece bathroom suite. Externally there are communal gardens with an allocated parking space. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.
Whilst every care 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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It has not been surveyed and no guarantee can be given as to floor availability or efficiency can be given.
Made with MyFloorPlans 2020

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.