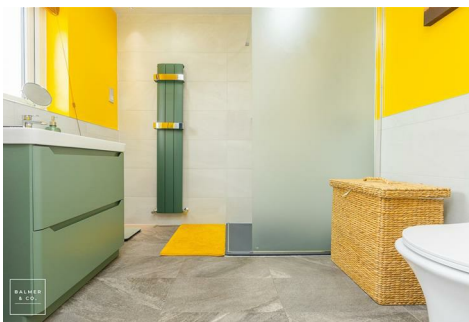
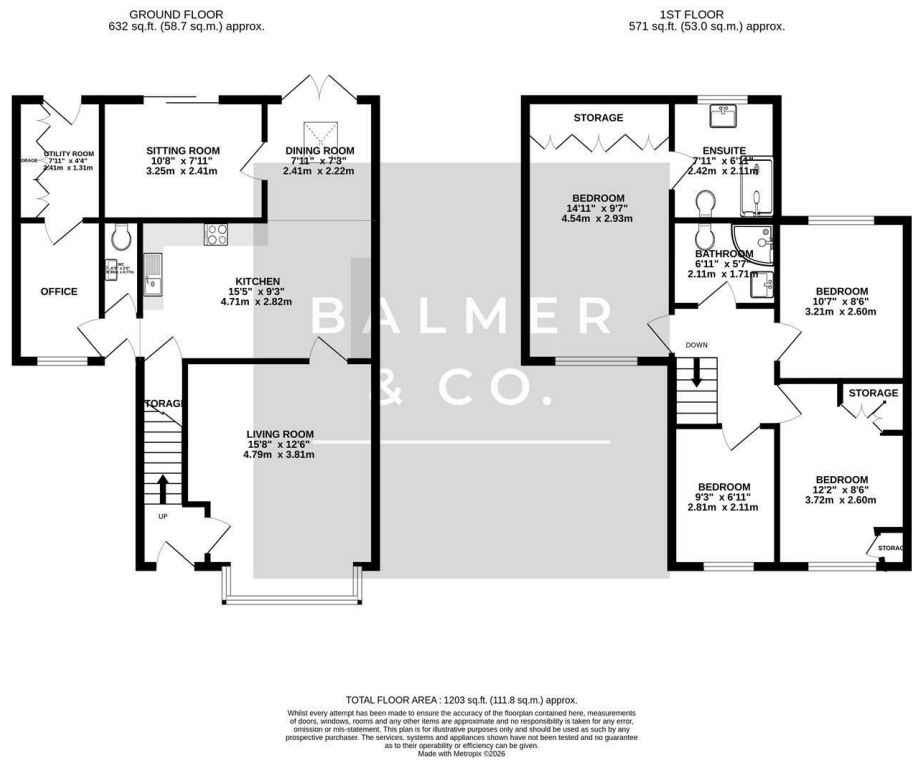


Elmridge, Leigh, WN7 1HN
£425,000

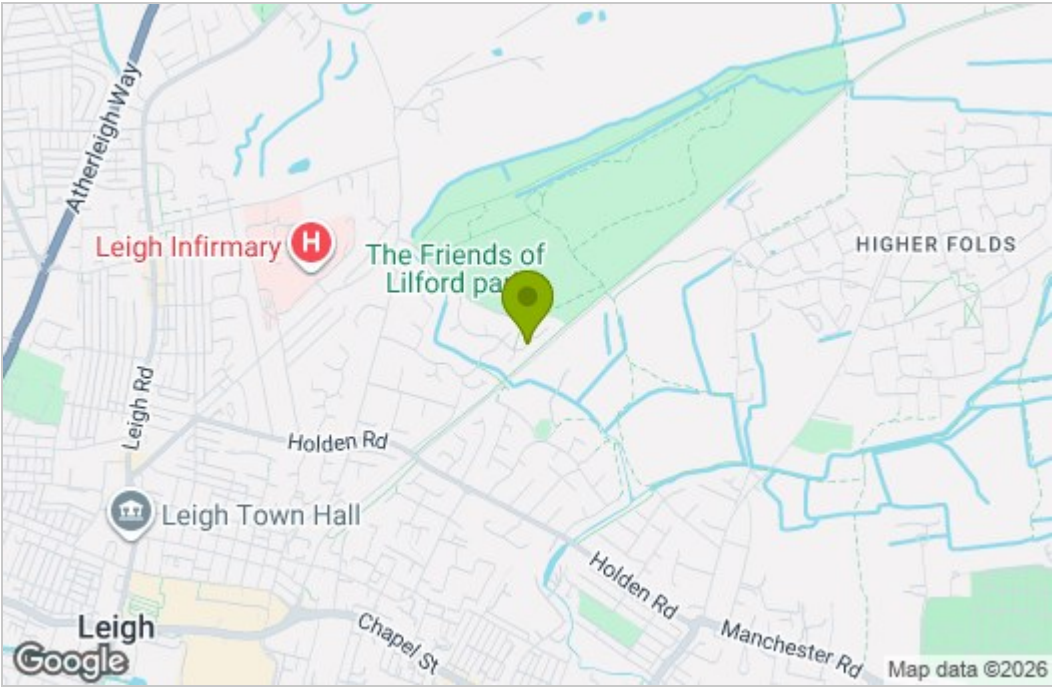


BALMER & CO in LEIGH are delighted to offer FOR SALE this extended four bedroom detached home located on Elmridge, a quiet and popular residential area in Leigh. Immaculately presented throughout offering spacious and versatile accommodation and conveniently placed within walking distance of Lilford Park, it would make a perfect family home. The ground floor comprising in brief; entrance with staircase to the first floor, living room with electric fireplace, open plan kitchen/dining room with integrated appliances, sun room, an office/sitting room, separate utility room and a w.c. To the first floor is a large master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms also with fitted wardrobes, a single bedroom and a three piece shower room. Externally, the property has a garden and driveway to the front with a good sized South/East facing garden to the rear offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

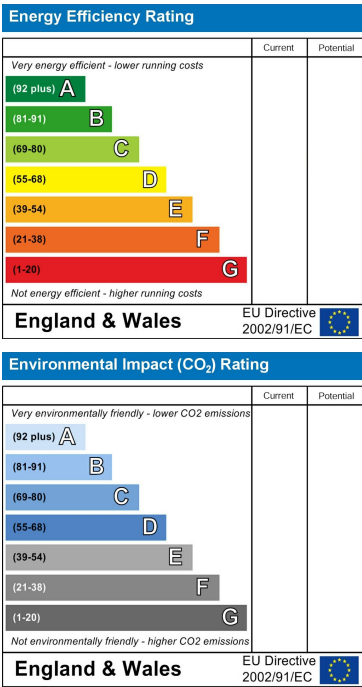
Floor Plan



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.