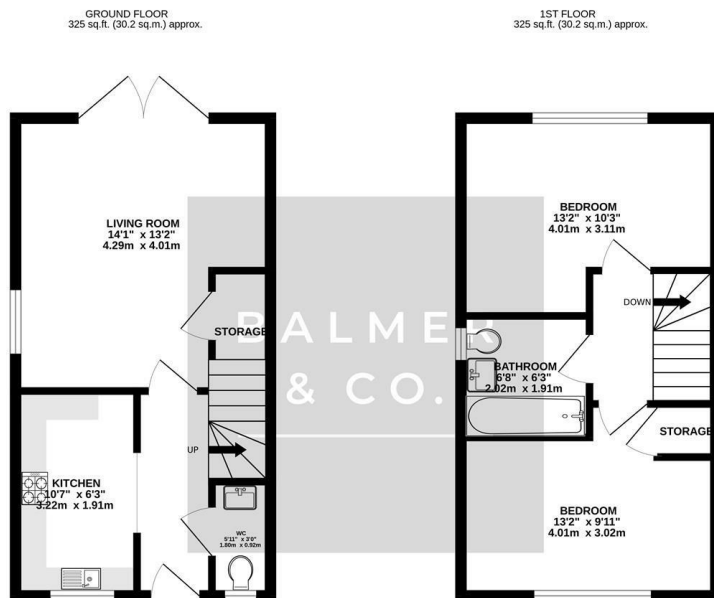


Crossfield Drive, Wigan, WN2 4GH
£200,000



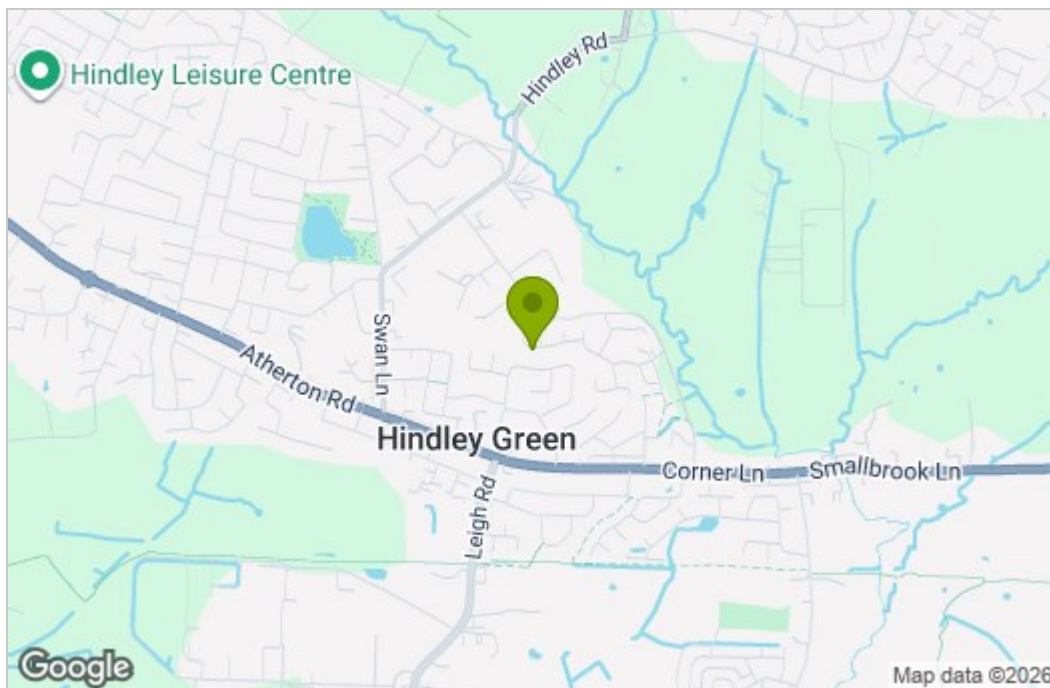
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached house situated in a popular and well regarded residential location in Hindley Green. Offered with NO ONWARD CHAIN this property has been very well maintained by its current owner and is ready to move straight into. Comprising in brief of entrance hallway, modern fitted kitchen with integrated appliances, large open plan living/dining room with French doors leading to the rear garden, with a W.C. completing the ground floor. To the first floor is a large master bedroom, second large double bedroom, with a three piece family bathroom completing the first floor. The property further benefits from a boarded loft, accessed via a pull-down ladder, providing excellent additional storage space completing the accommodation on offer. Externally the property has a driveway, garden and visitors spot to the front, whilst to the rear there is a fully enclosed, South facing garden with lawn and patio areas. Early viewings highly recommended, all enquiries welcome.

Floor Plan

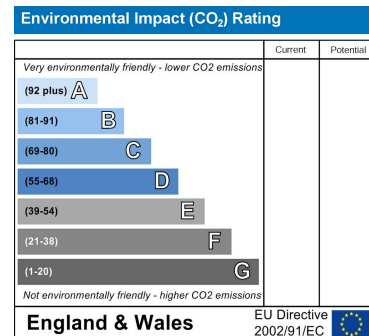
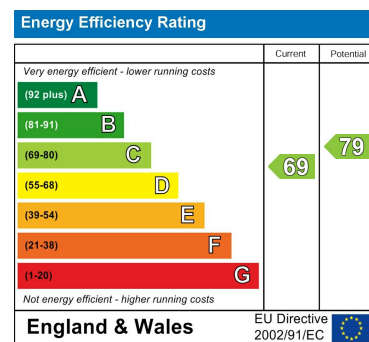


TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.