

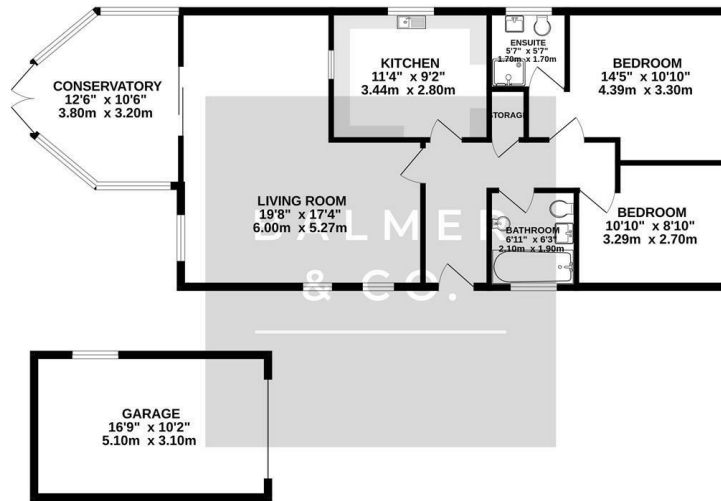
Moreton Drive, Leigh, WN7 3NF  
£325,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom detached bungalow in the ever popular Pennington area of Leigh. Offered with NO ONWARD CHAIN this property occupies a generous corner plot with a stunning open aspect view to the rear. Comprising in brief of entrance hallway, large open plan living/dining room with vaulted ceiling, conservatory to the rear, fitted kitchen, master bedroom with fitted wardrobes and ensuite shower room, second double bedroom, with a three piece bathroom completing the accommodation on offer. Externally the property has a garden frontage, driveway and detached single garage with electrics, with a large, South facing rear garden with a stunning open aspect beyond. The property is ideally located in a well regarded residential development and is within walking distance of Leigh Rugby Union and Cricket clubs, as well Pennington Hall park. Early viewings highly recommended, all enquiries welcome.

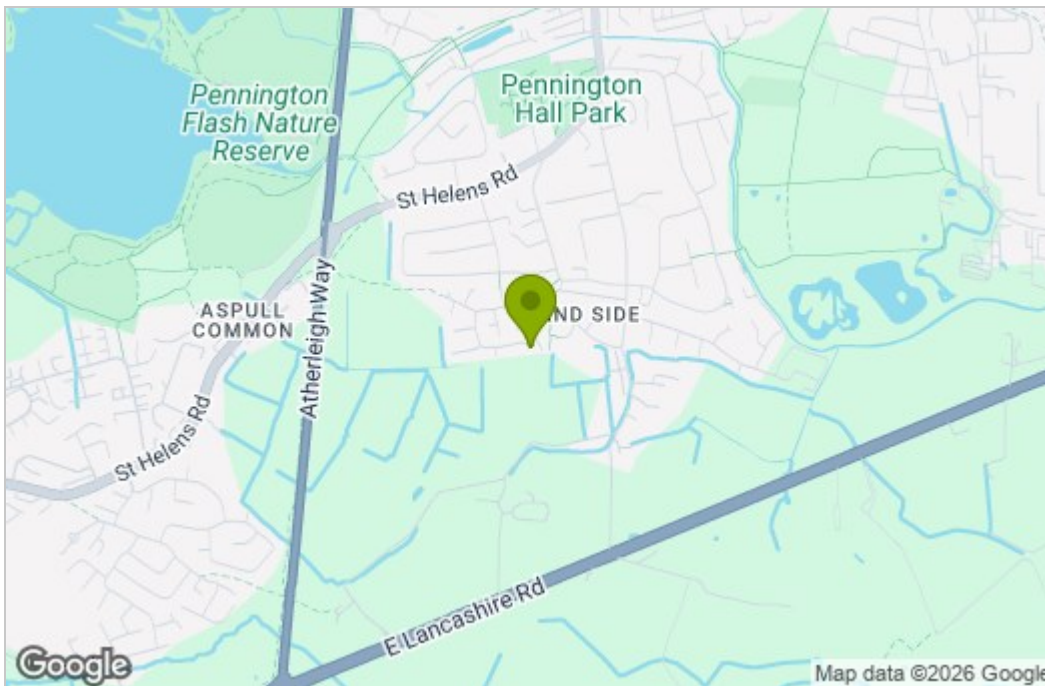
## Floor Plan

GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.

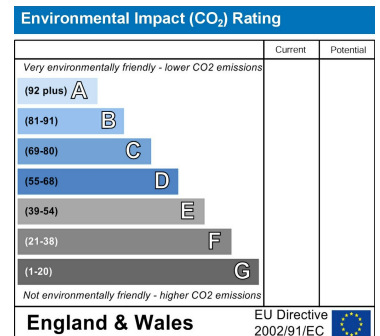
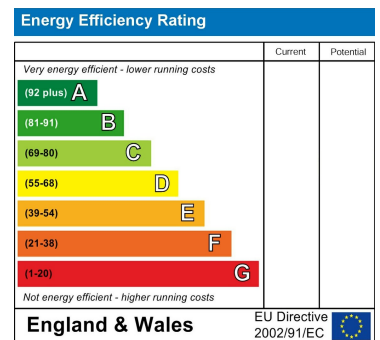


TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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