# Edale Road, Leigh, WN7 2BD

£160,000









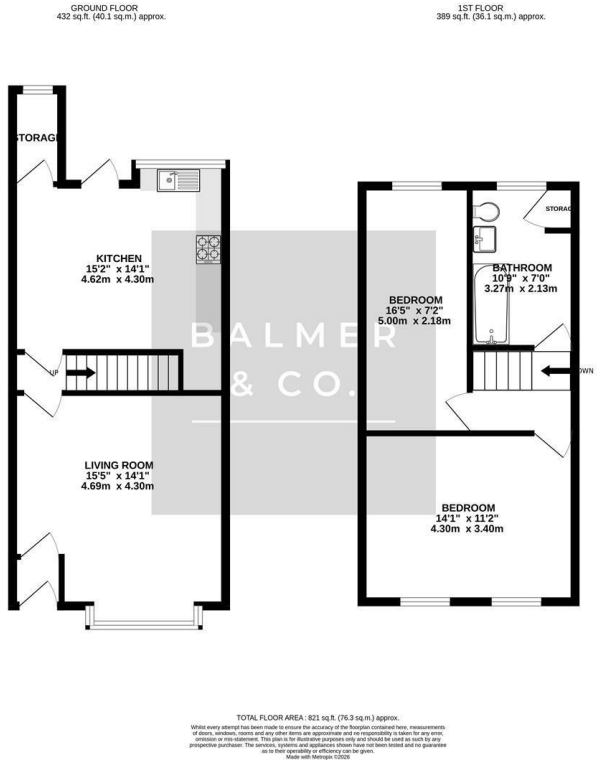




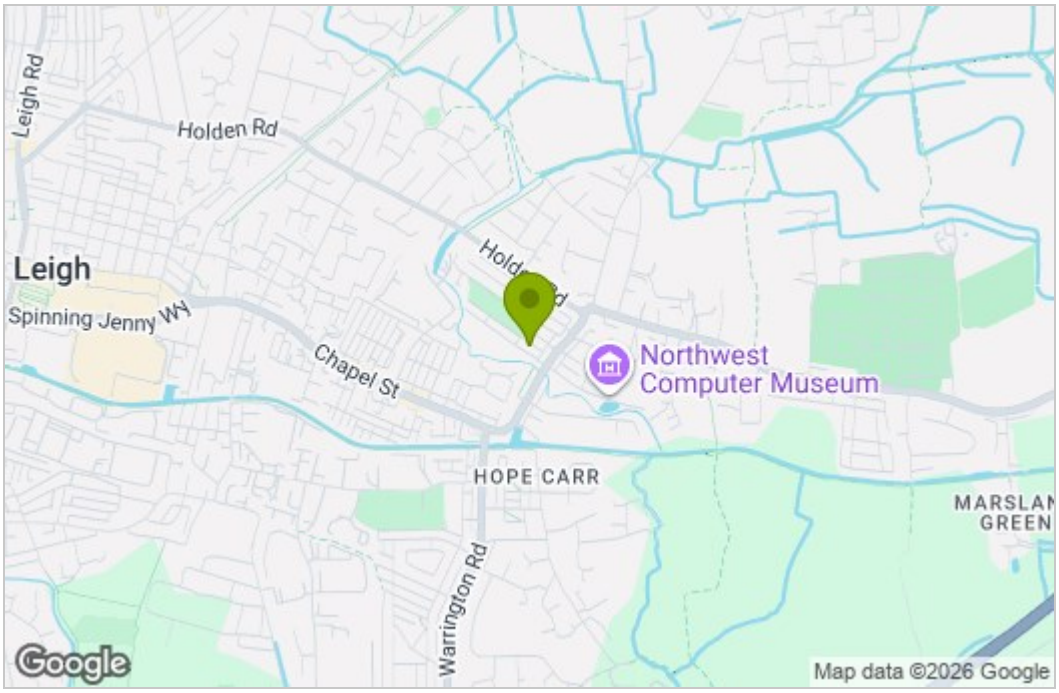



BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom mid terraced property, located on the ever popular Edale Road in Leigh. Well presented throughout and conveniently placed within walking distance of a wide range of amenities including a brand new primary school which is currently being built, the Green Lane shops, Bowling Green pub and the Guided Busway, it would make a great first time buy or investment opportunity. The ground floor comprising in brief; entrance vestibule, living room with box window and electric fireplace, fitted kitchen and an additional pantry/storage room. To the first floor is a large master bedroom, a single bedroom and a modern three piece bathroom suite. Externally, the property has a small garden to the front with an enclosed, low maintenance yard to the rear. Early viewings highly recommended, all enquiries welcome.

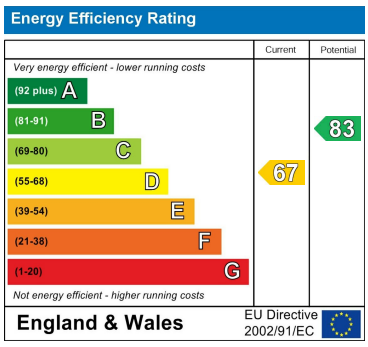
## Floor Plan

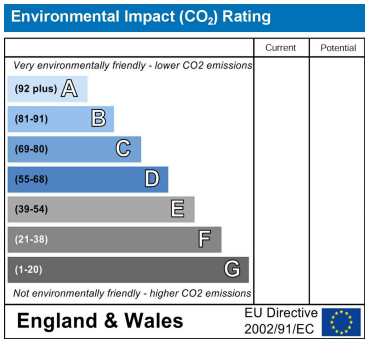



## Area Map




## 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.

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