

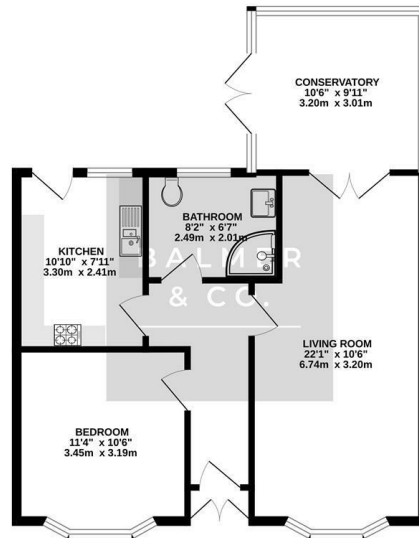
Westleigh Lane, Leigh, WN7 5PU
£180,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this one bedroom detached true bungalow, located on Westleigh Lane in Leigh. Although it requires some refurbishment it occupies a great plot, which is open aspect to the rear and is ideally offered for sale with no onward chain so it would be perfect for those looking for single floor accommodation where they can add their own stamp. Comprising in brief; entrance hallway with storage cupboard, spacious living/dining room with electric fireplace, fitted kitchen, conservatory, double bedroom with fitted wardrobes and a three piece shower room. Externally, there is ample off road parking to the front of the property with a good sized, open aspect garden to the rear. Early viewings highly recommended, all enquiries welcome.

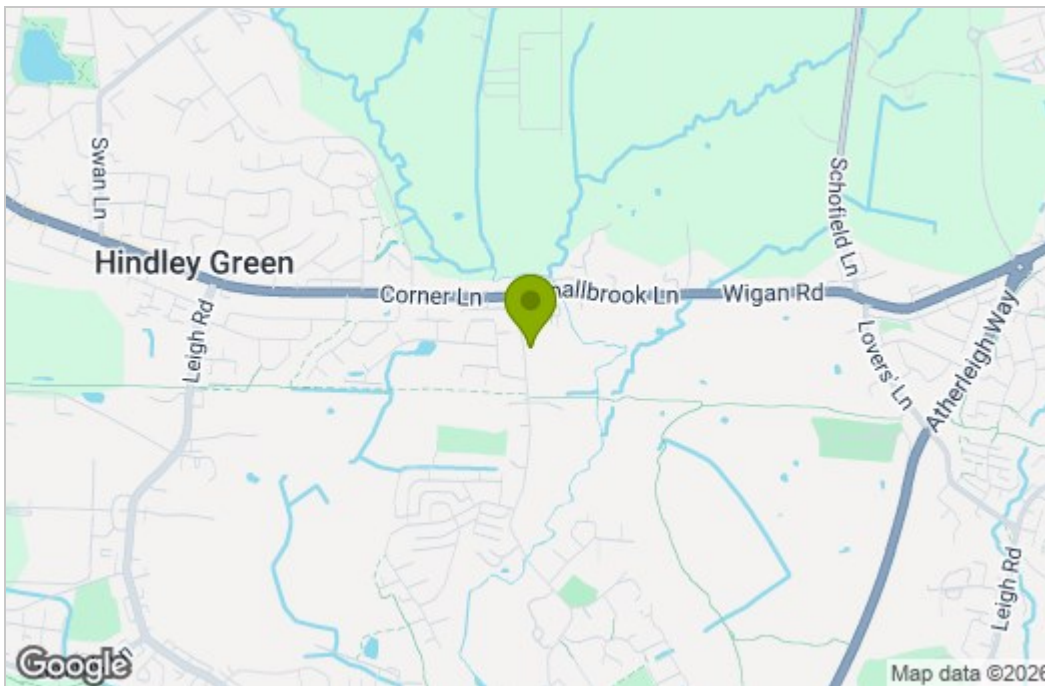
Floor Plan

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The location, outline and appearance shown here are not intended to represent any specific property. Made with Metropix (2022)

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 (CO ₂) 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.