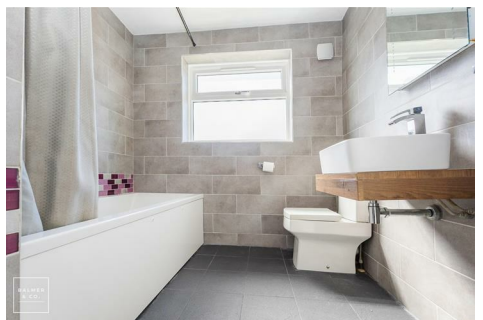
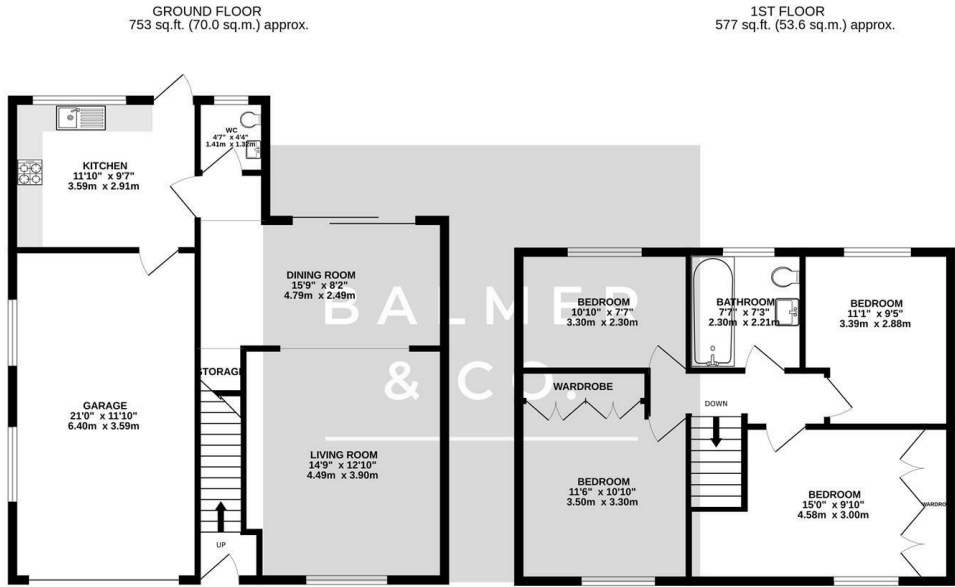


Corner Lane, Leigh, WN7 5PX
Offers Over £230,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this four bedroom end of terrace property, located on Corner Lane in Leigh. Extended to both the side and rear it offers spacious and versatile living accommodation as well as fantastic external space with a large South facing garden to the rear. Comprising in brief; entrance hall, living room opening out into a dining room with sliding doors out to the rear garden, fitted kitchen, downstairs w.c and an integral garage. To the first floor are three double bedrooms, a single bedroom and a fully tiled three piece bathroom suite. Externally, there is a garden frontage plus off road parking whilst to the rear, there is a fully enclosed, South facing garden. The property is also conveniently placed on the Leigh/Hindley Green border providing easy access to the surrounding town centres including Leigh, Hindley Green, Atherton and Westthoughton, all offering a fantastic range of amenities including shops, schools, bars & restaurants and transport links. Early viewings highly recommended, all enquiries welcome.

Floor Plan

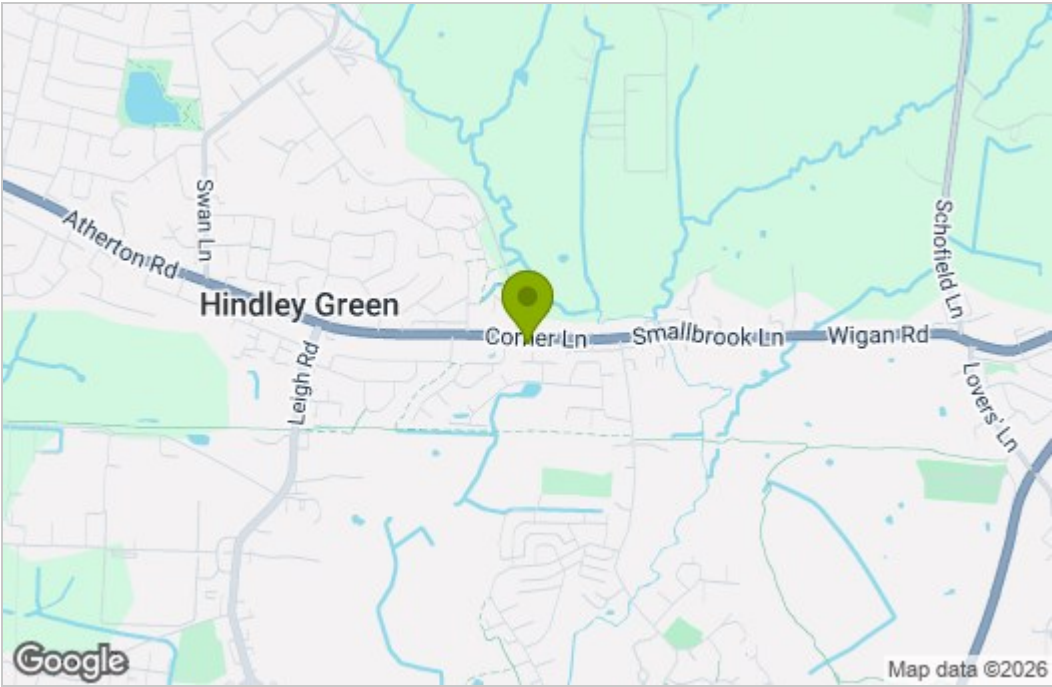


TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

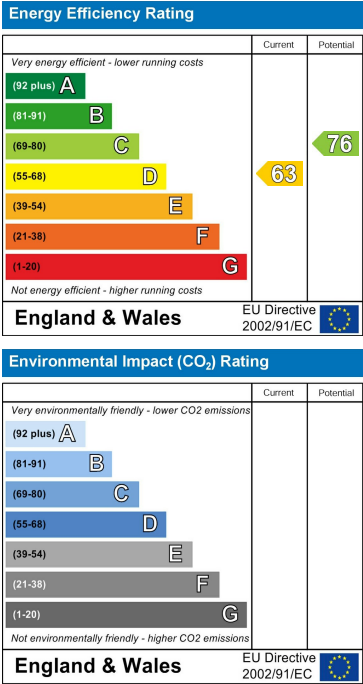
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.