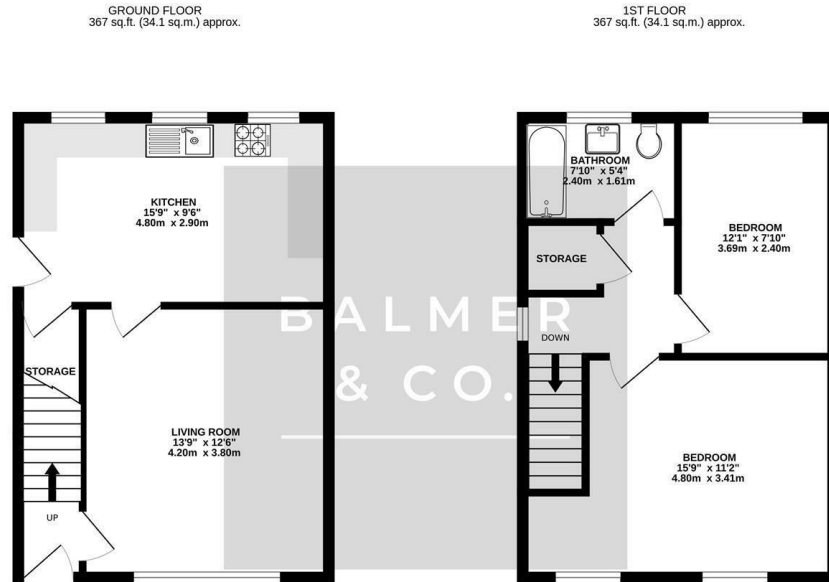


Melrose Avenue, Leigh, WN7 5PH
Offers Over £140,000



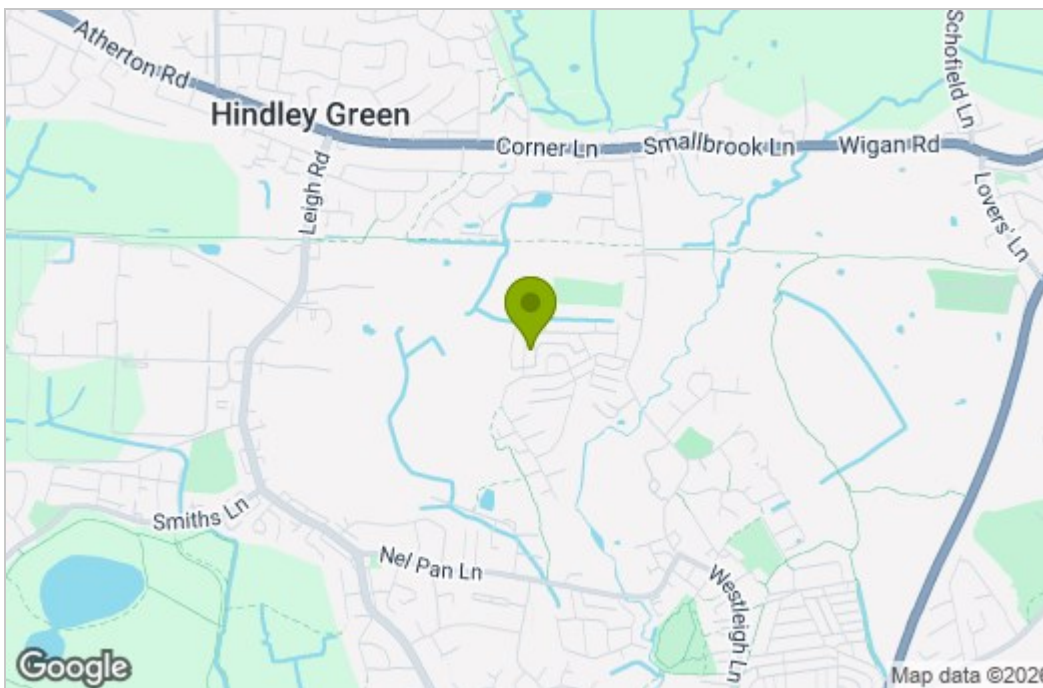
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end-terrace house in Leigh. Offered with NO ONWARD CHAIN this property is very nicely presented throughout and comprises in brief of entrance hallway, large living room with feature gas fireplace, fitted kitchen/dining room with a side door leading to the rear garden completing the ground floor. To the first floor is a large master bedroom, second large double bedroom, storage area, with a modern fitted, three piece bathroom completing the accommodation on offer. Externally there is a large garden to the front, whilst to the rear there is a private, fully enclosed, East facing garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

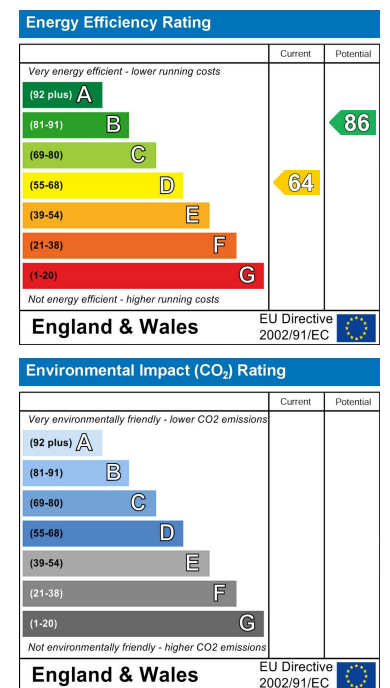


TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 capability 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.