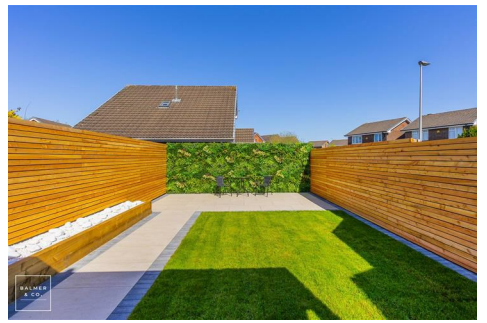
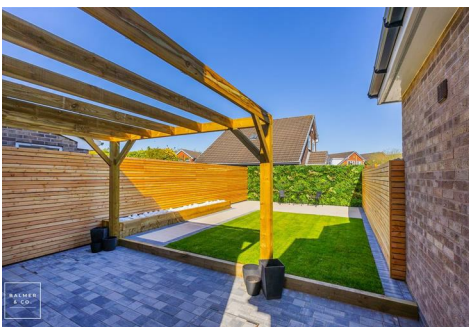


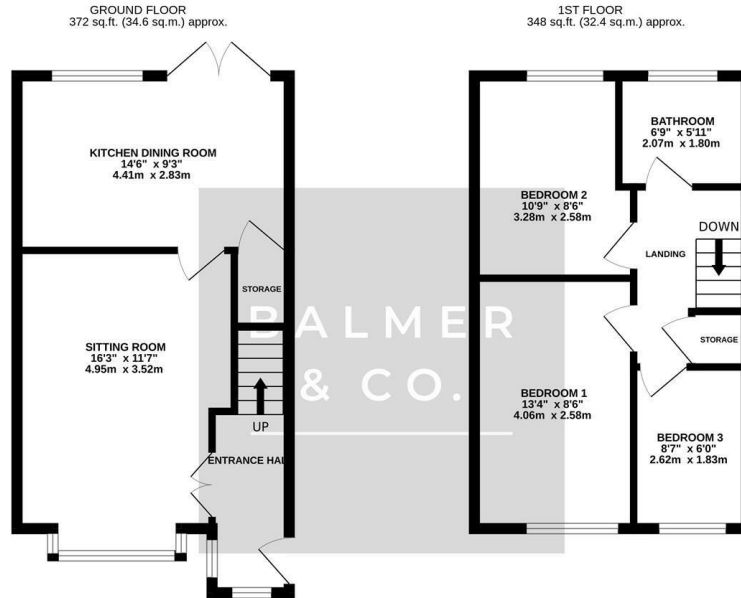
Merchants Crescent, Lowton, WA3 2JZ
£250,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom semi detached property. Ground floor accommodation comprises in brief, entrance hallway, bay fronted sitting room, and kitchen dining room with French doors opening to the rear gardens. To the first floor are three well proportioned bedrooms and bathroom. Outside are landscaped front and rear gardens with driveway providing off road parking.

Please note this property falls under section 21 of the 1979 Estate Agents act and the vendor is a connected person as defined by that act.

Floor Plan

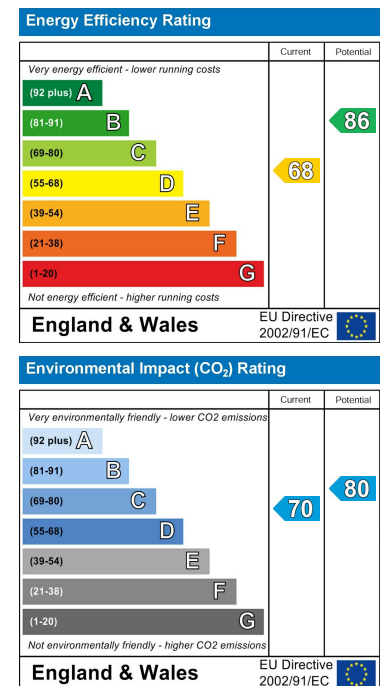


TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is given 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.