

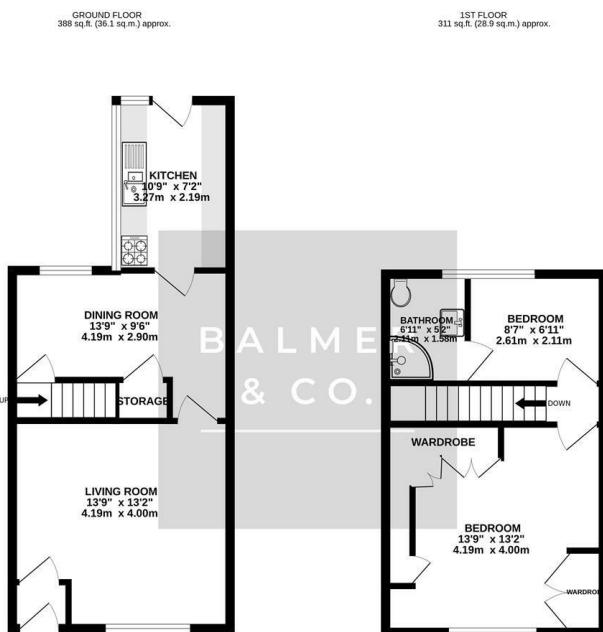
Westleigh Lane, Leigh, WN7 5JE

Guide Price £90,000



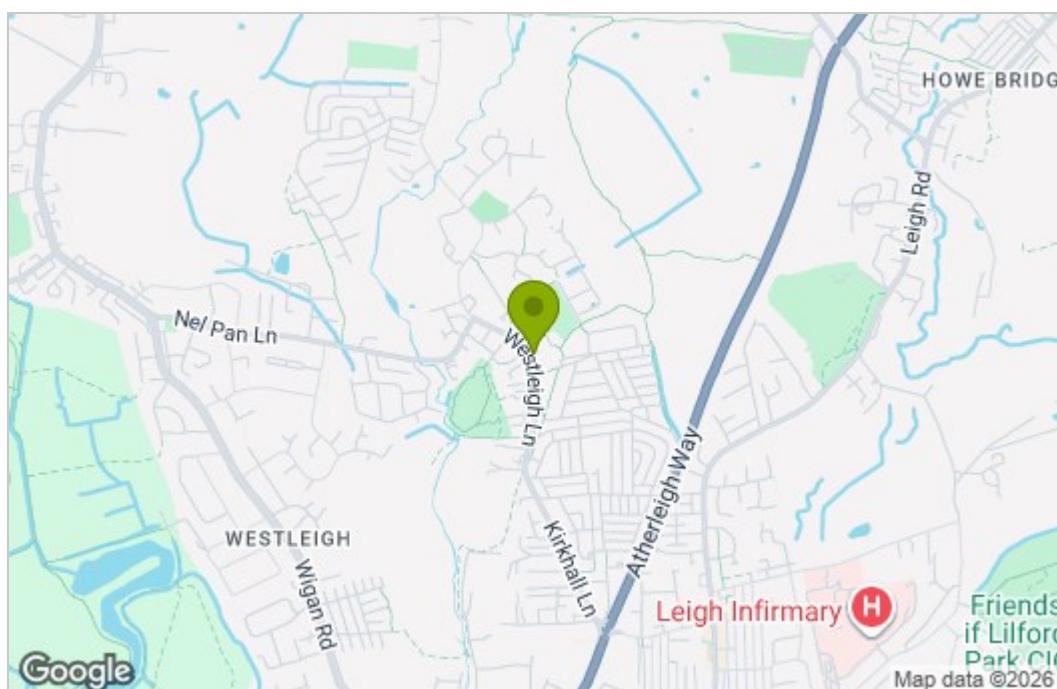
BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom mid-terrace house. Offered with NO ONWARD CHAIN, this property does require modernisation but has been priced accordingly. Comprising in brief of entrance vestibule, living room, dining room, with a kitchen to the rear completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a three piece shower room completing the accommodation on offer. Externally the property is pavement fronted whilst to the rear there is a low maintenance yard. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA: 700 sq ft. (65.0 sq m.) approx.
Whilst every effort 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. The floorplan is intended for guidance purposes only and should not be relied upon as being accurate. Any prospective purchaser must satisfy themselves as to the accuracy of the floorplan by referring to the relevant Ordnance Survey map. The floorplan is not drawn to scale. The floorplan is not drawn to scale. Made with Measure 2020.

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.