BALMER & CO.

SALES & LETTINGS

Leyburn Close, Wigan, WN1 3NF

£250,000









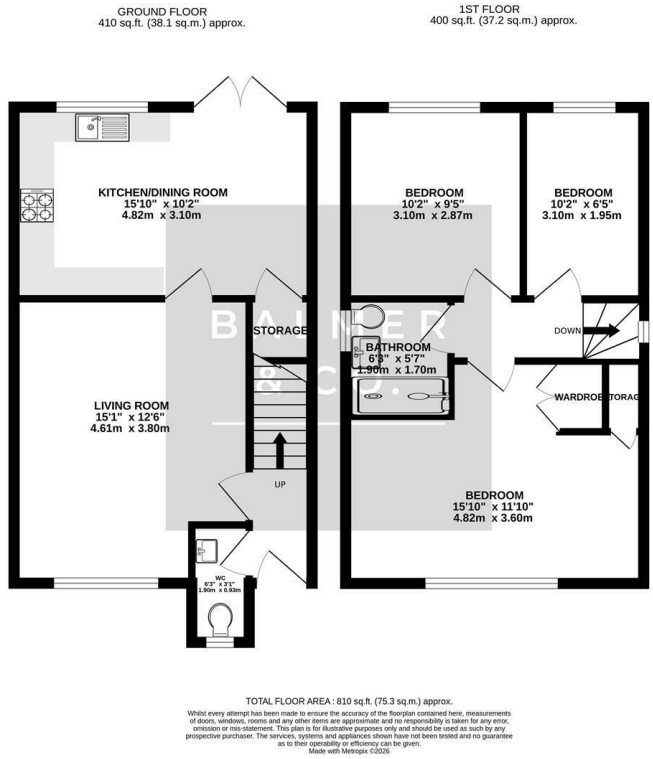






BALMER & CO in LEIGH are delighted to offer FOR SALE this stunning three bedroom detached home located on Leyburn Close in Wigan. Immaculately presented throughout and conveniently placed for access to a wide range of amenities, it would be perfect for a young couple or family looking to move in and unpack. The ground floor comprising in brief; entrance hall with w.c, living room and a modern fitted kitchen/dining room with patio doors leading to the rear garden. To the first floor is a master bedroom with fitted wardrobes, a second double bedroom, a single bedroom and a modern shower room. Externally, the property has a large driveway to the front providing ample off road parking with a fully enclosed, East facing garden to the rear with artificial lawn and porcelain tiled areas. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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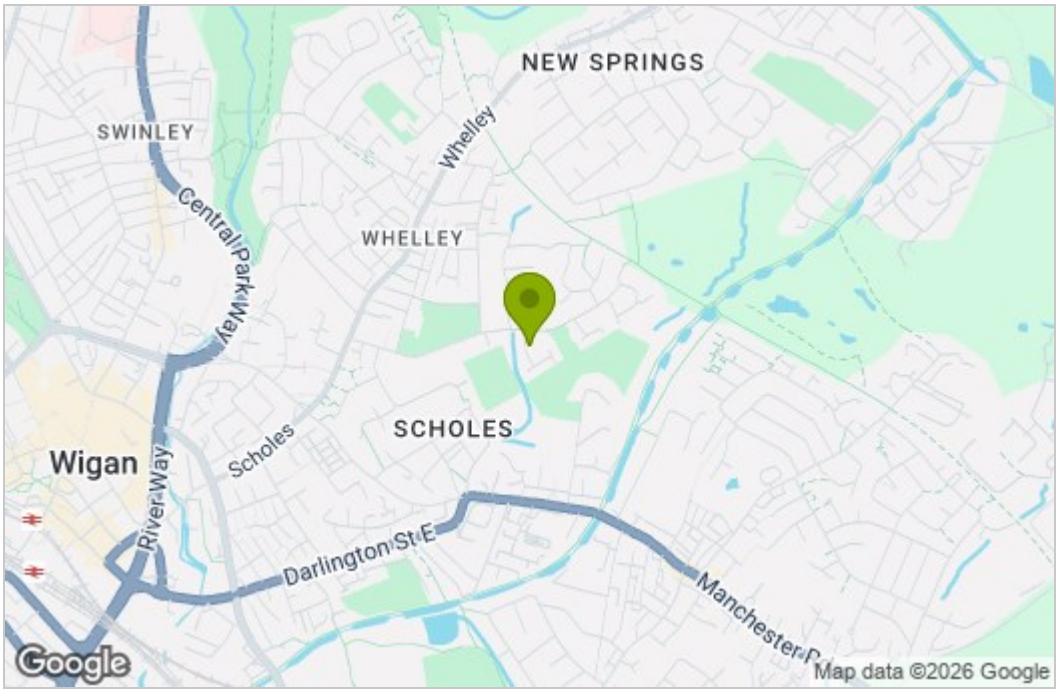
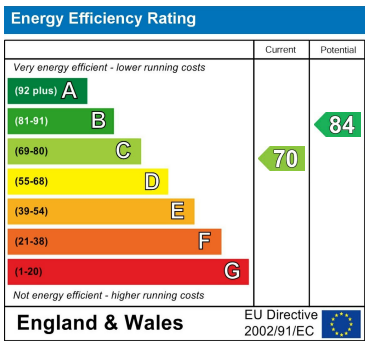
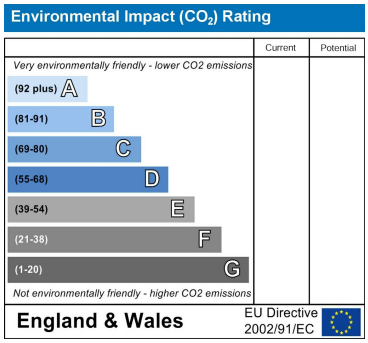
Area Map



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.

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