BALMER & CO.

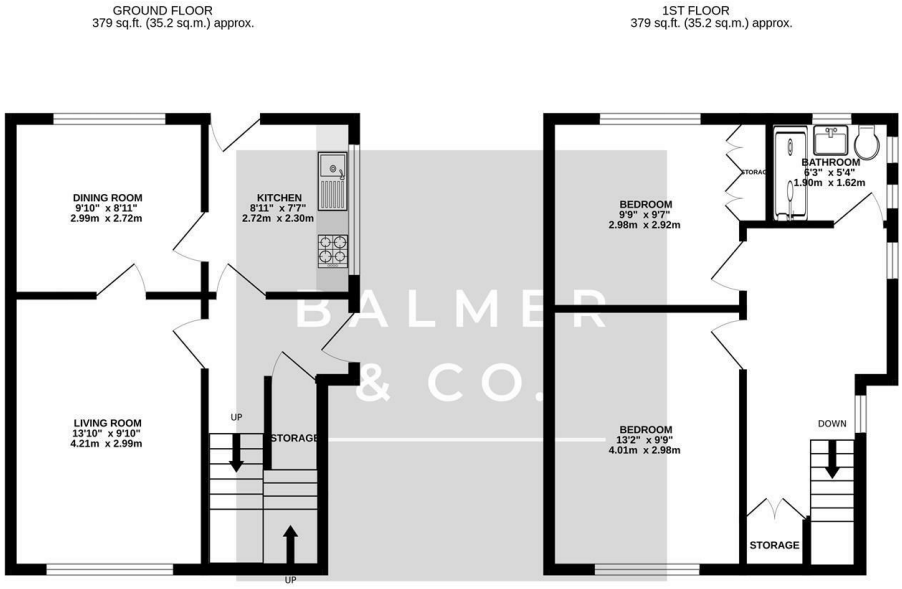
SALES & LETTINGS

Richmond Drive, Leigh, WN7 2XW

Offers Over £160,000

BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached house in Higher Fold, Leigh. Offered with NO ONWARD CHAIN this property does require light modernisation but has been very well maintained throughout. Comprising in brief of entrance hallway, living room with feature fireplace and surround, separate dining room, with a fitted kitchen completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a modern three piece shower room completing the accommodation on offer. Externally the property occupies a very generous plot with side and rear gardens, and a large garden to the front with a driveway providing off-road parking. Plots of this size rarely become available. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA : 757 sq.ft. (70.4 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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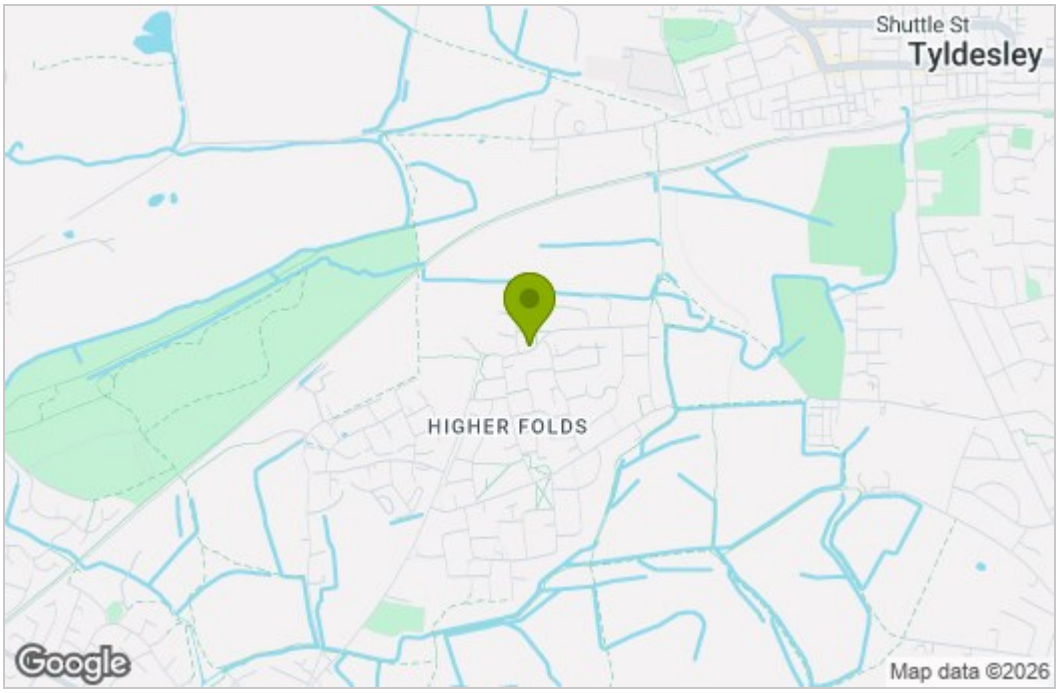
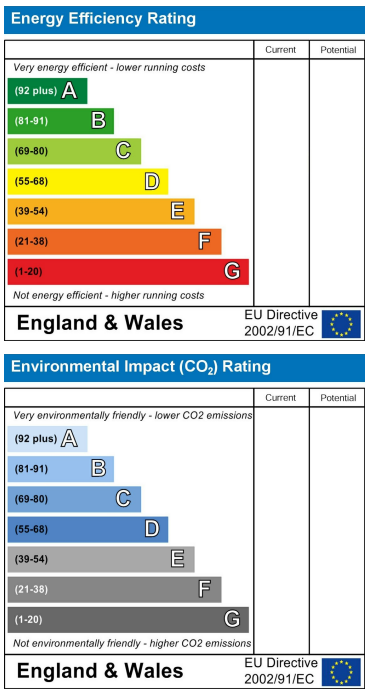
Area Map



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.

84 Lord Street, Leigh, Greater Manchester, WN7 1BY
Tel: 01942 316061 Email: leigh@balmerandco.co.uk
www.balmerandco.co.uk