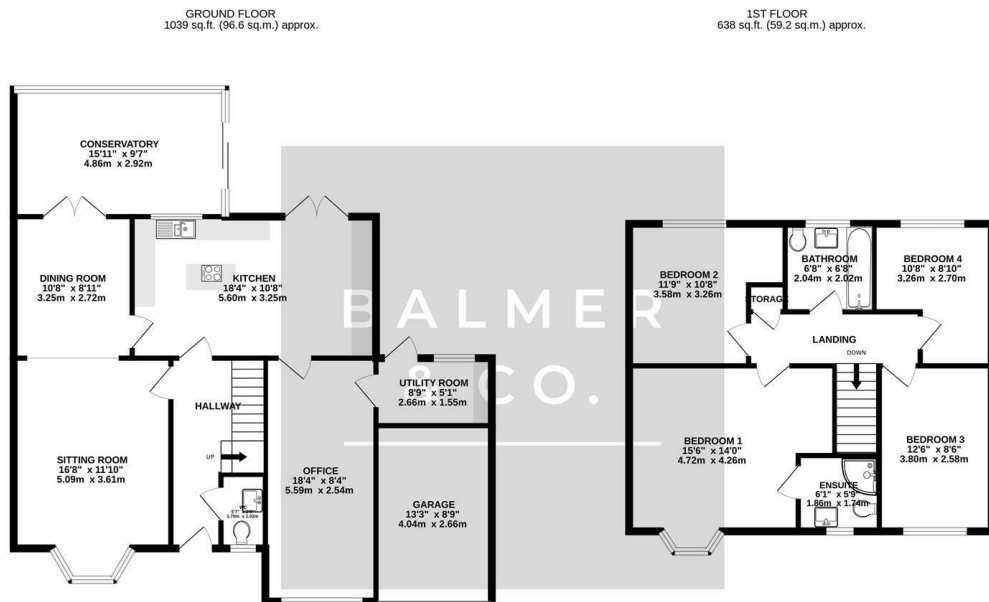


Alder Close, Leigh, WN7 3JA  
Offers Over £450,000



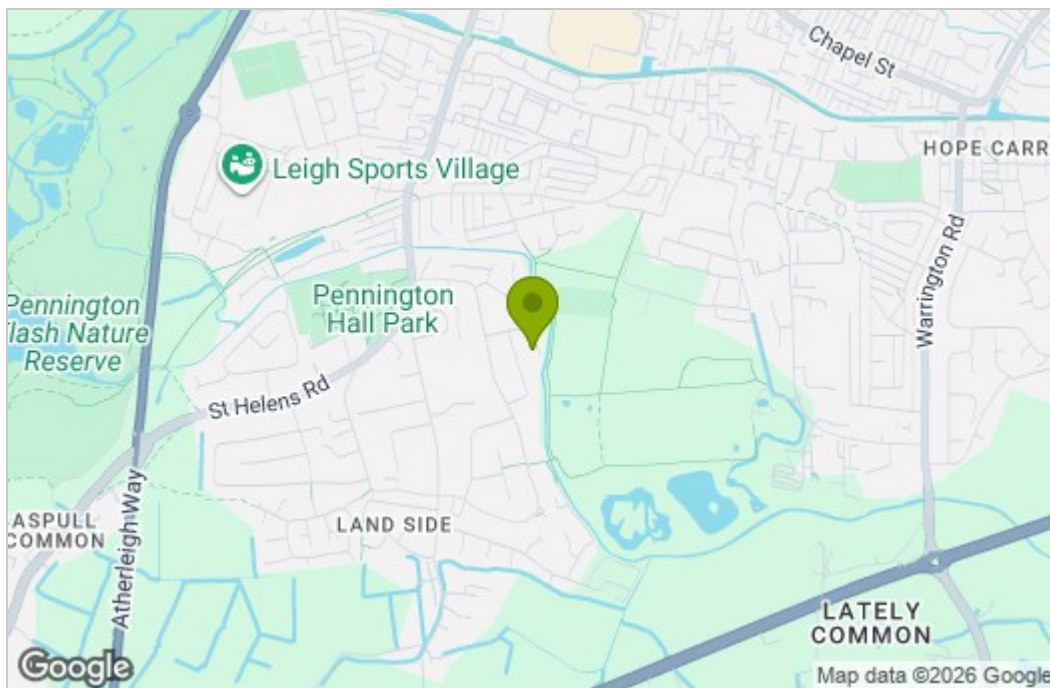
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic four bedroom detached home tucked away on Alder Close, a quiet cul-de-sac in the ever popular Pennington area of Leigh. Immaculately presented throughout offering spacious and versatile accommodation, it would make a perfect family home. The ground floor comprising in brief; entrance hallway with w.c, bay fronted living room with gas fireplace, dining room, large open plan kitchen with central island and integrated appliances, an office/sitting room and a utility room. To the first floor is a large master bedroom with an en-suite shower room, three further double bedrooms and a modern three piece bathroom suite. An attached garage with electric door completes the accommodation. Externally, the property occupies an enviable plot with a garden and driveway to the front which isn't overlooked. To the rear is a good sized South/West facing garden with lawned and paved areas. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

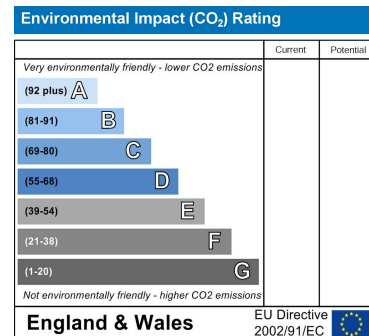
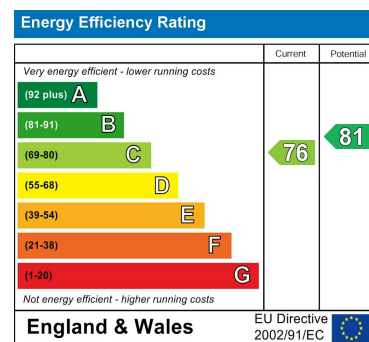


TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.