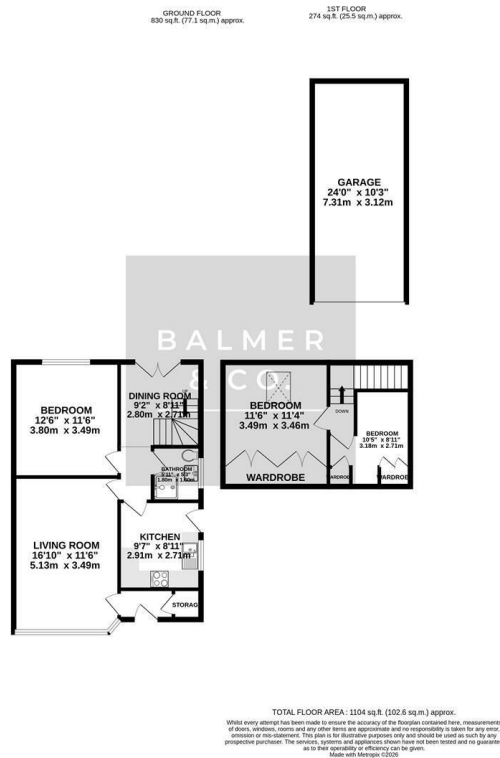


Rutland Street, Leigh, WN7 2NS  
£239,950

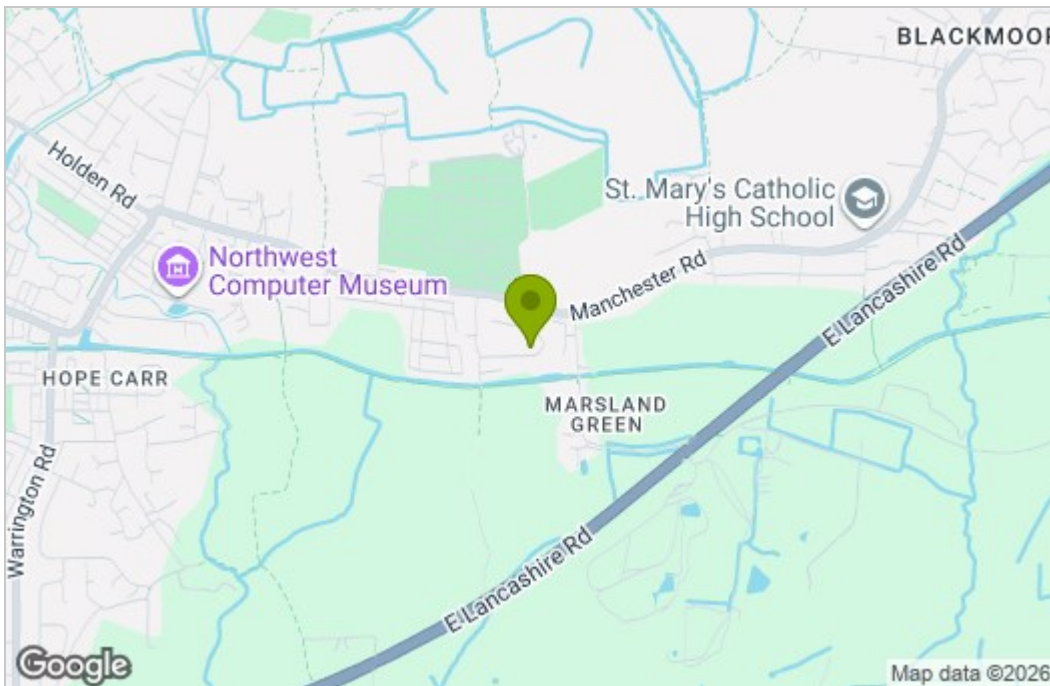


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached dormer bungalow situated in a quiet residential area in Leigh. Offered with NO ONWARD CHAIN this property is very nicely presented and well maintained by the current owner. Comprising in brief of entrance hallway, bay fronted living room with feature gas fireplace and surround, fitted kitchen, separate dining room with French doors leading to the rear garden, double bedroom, with a modern fitted three piece shower room completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, with a further single bedroom with fitted storage completing the accommodation on offer. Externally the property has a garden frontage, long driveway to the side with a detached single garage beyond, with a fairly private North facing garden to the rear completing the accommodation on offer. Early viewings highly recommended, all enquiries welcome.

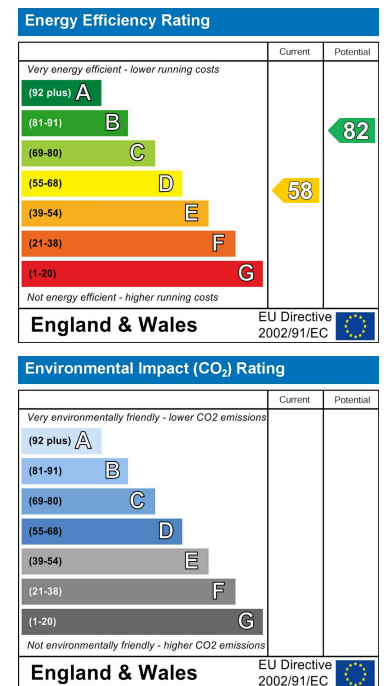
## Floor Plan



## 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.