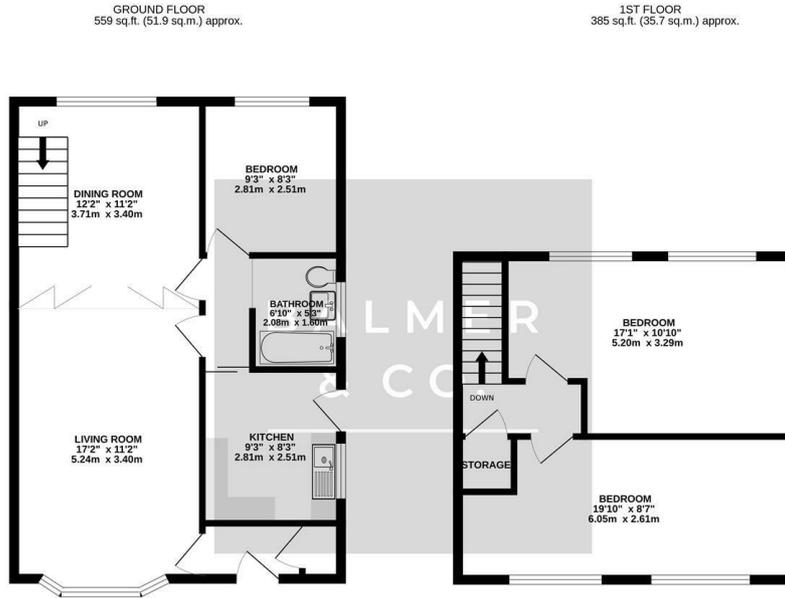


Chestnut Drive South, Leigh, WN7 3JY  
£200,000



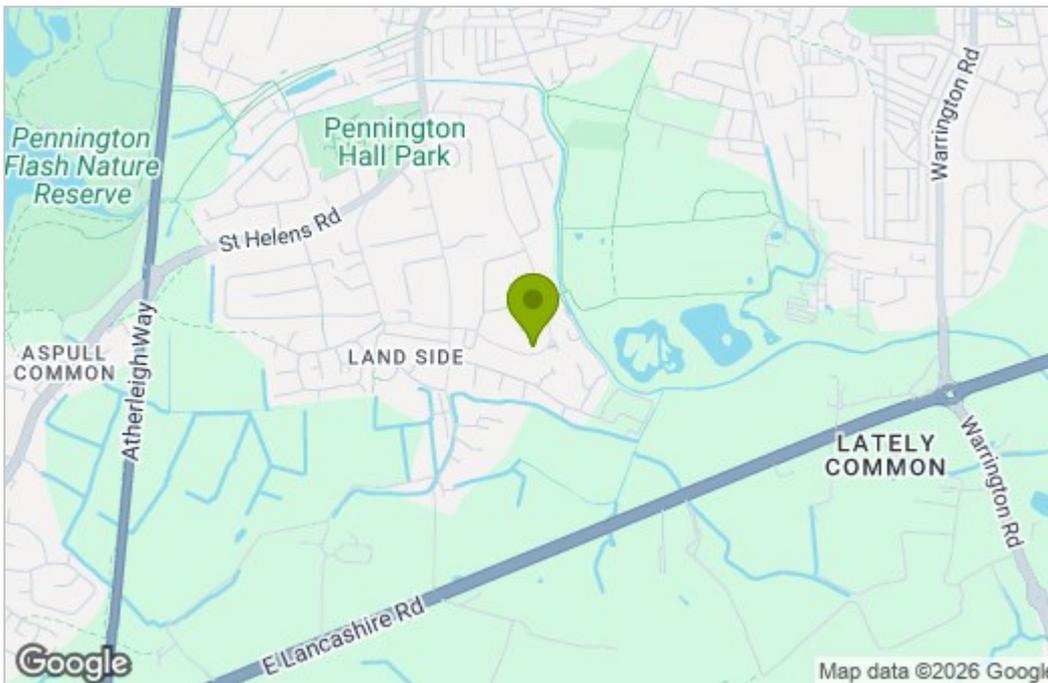
BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom semi-detached dormer bungalow situation in the ever popular Pennington area of Leigh. Offered with NO ONWARD CHAIN this property is in need of modernisation but offers excellent potential. Comprising in brief of entrance hallway, large living room, separate dining room, fitted kitchen, three piece bathroom, with a single bedroom completing the ground floor. To the first floor are two well proportioned large double bedrooms completing the accommodation on offer. Externally the property is garden fronted with a long driveway to the side providing ample off-road parking, whilst to the rear there is a well sized garden with a detached single garage. The property is ideally located within immediate walking distance to locals shops, and is closely located to Leigh Rugby Union and Leigh Cricket clubs. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

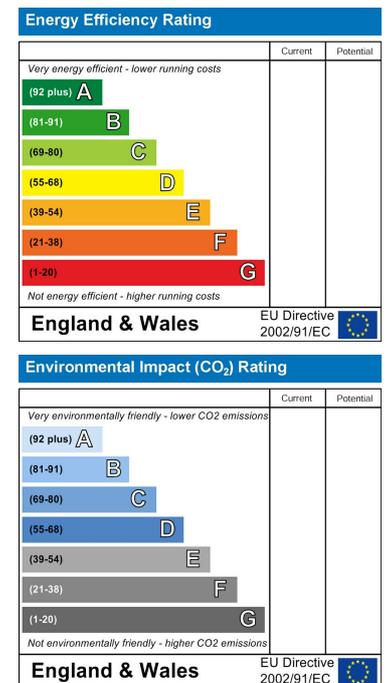


TOTAL FLOOR AREA - 944 sq.ft. (87.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.