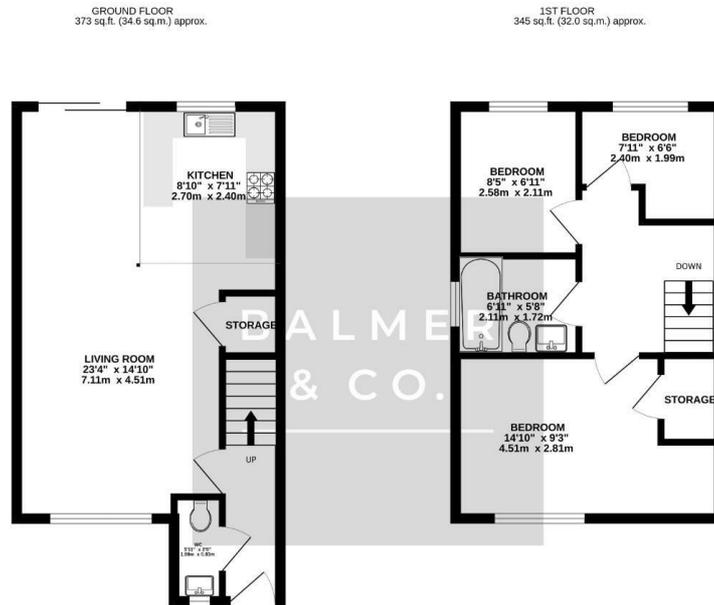


Glover Street, Leigh, WN7 5LR  
£159,950



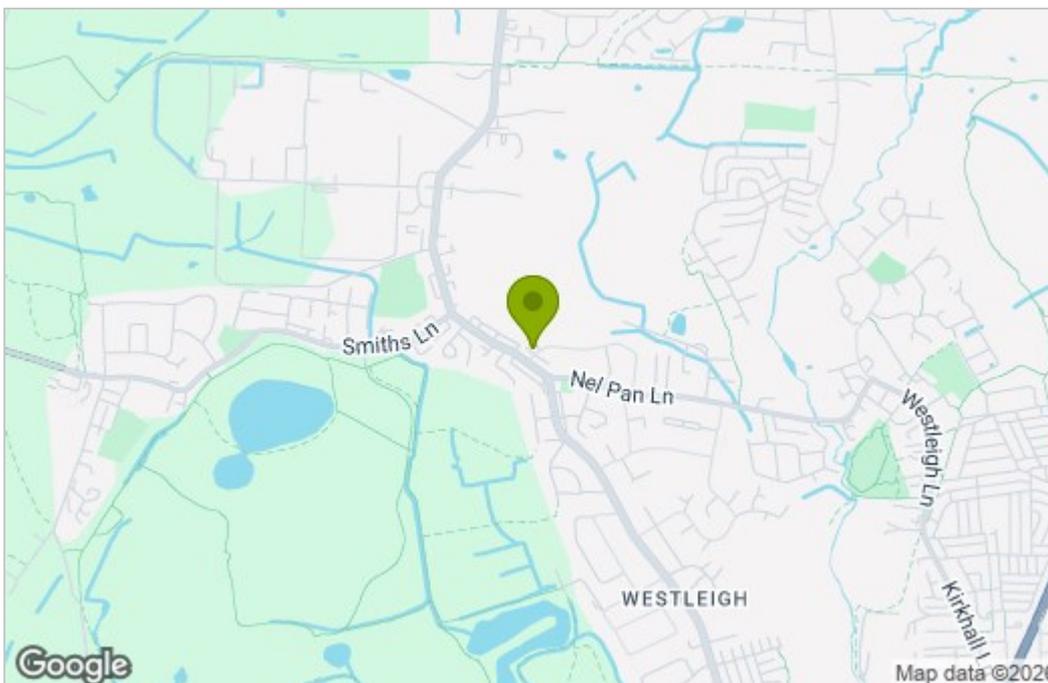
BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom semi-detached house in Leigh. Offered with NO ONWARD CHAIN this property comprises in brief of entrance hallway, large open plan living/dining/kitchen with patio doors leading to the rear garden, with W.C, completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a driveway providing private parking, whilst to the rear there is a fully enclosed, low maintenance, South-West facing garden. Early viewing highly recommended, all enquiries welcome.

## Floor Plan

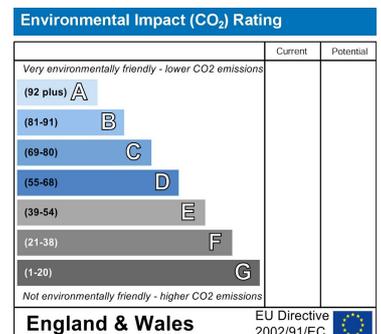
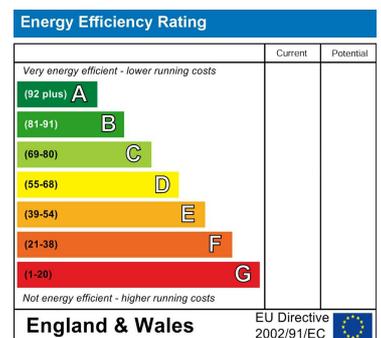


TOTAL FLOOR AREA: 718 sq. ft. (66.7 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operation 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.