BALMER & CO.

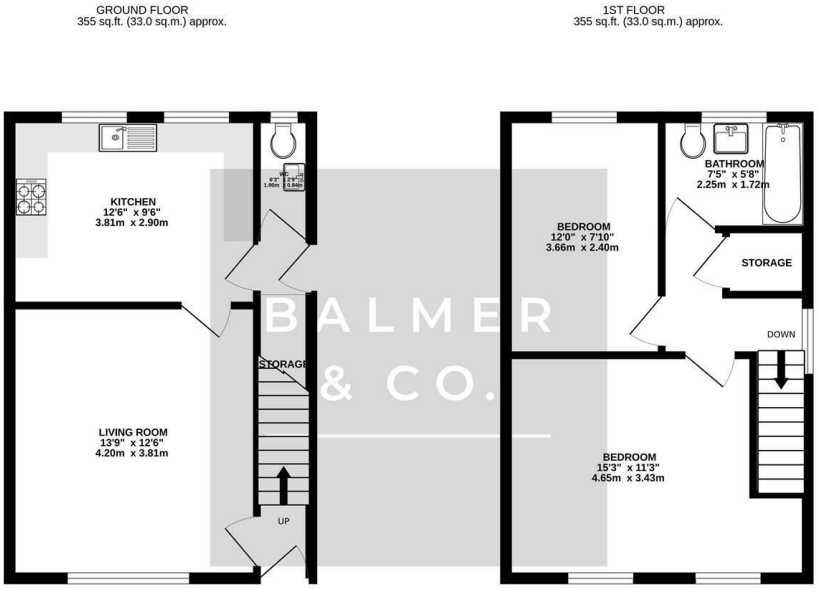
SALES & LETTINGS

Melrose Avenue, Leigh, WN7 5PH

Offers Over £120,000

BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom end terrace property located on Melrose Avenue in Leigh. Although it requires some updating it is ideally offered for sale with NO ONWARD CHAIN and would perfect for first time buyers looking to add their own stamp. The ground floor comprising in brief; entry, living room, fitted kitchen/dining room and a downstairs w/c. To the first floor is good sized master bedroom, a generous second bedroom and a three piece bathroom suite. Externally, there is a garden to the front providing off road parking whilst to the rear there is good sized, East facing garden. Early viewings highly recommended, all enquiries welcome.

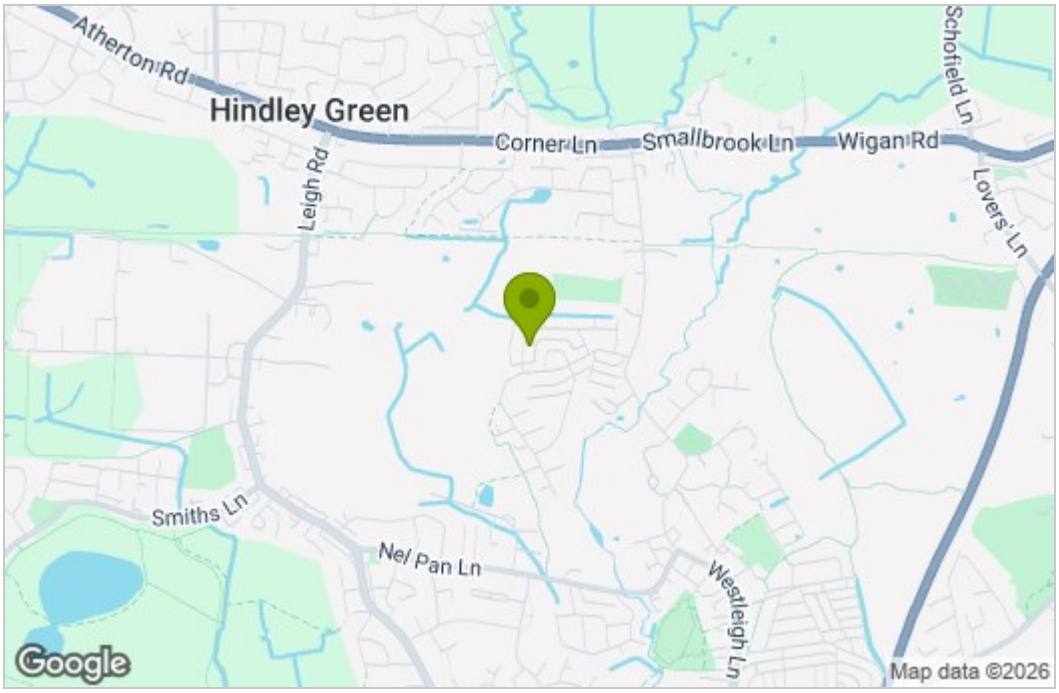
Floor Plan



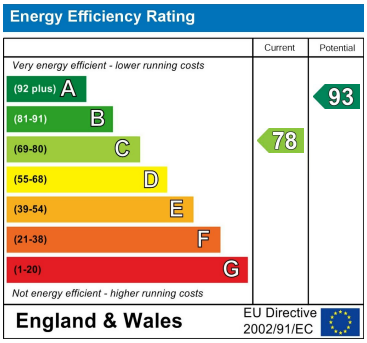
TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

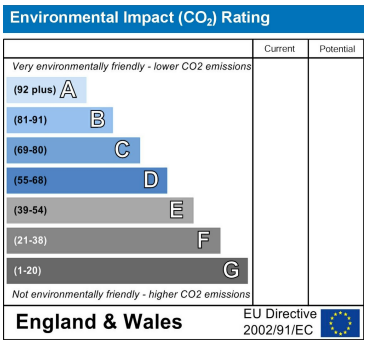
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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