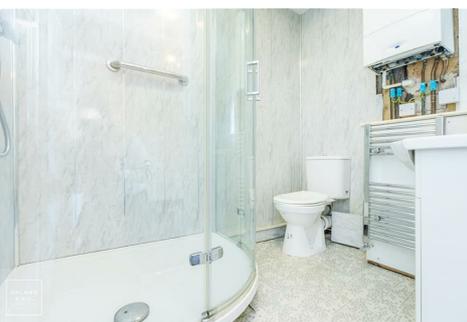
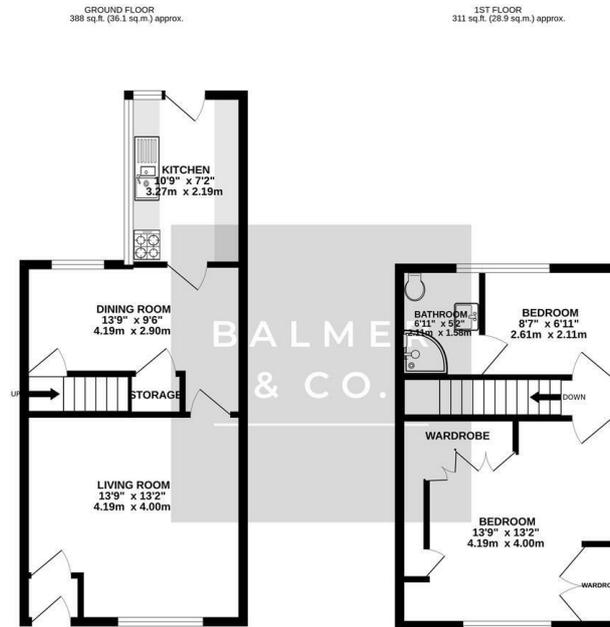


Westleigh Lane, Leigh, WN7 5JE  
Offers Over £80,000



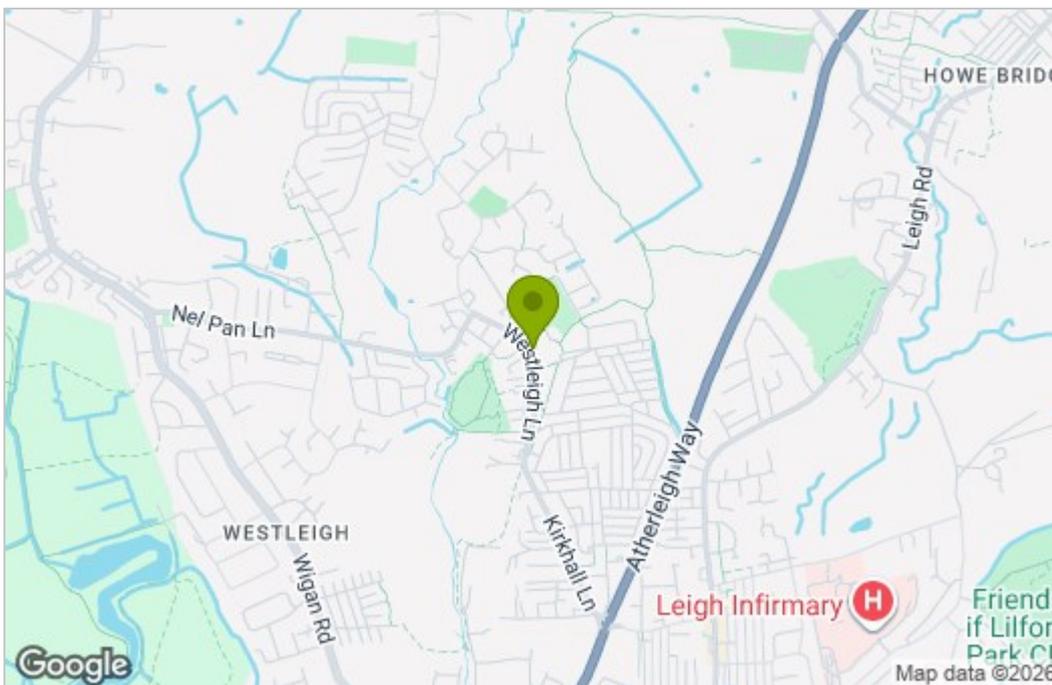
BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom mid-terrace house. Offered with NO ONWARD CHAIN, this property does require modernisation but has been priced accordingly. Comprising in brief of entrance vestibule, living room, dining room, with a kitchen to the rear completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a three piece shower room completing the accommodation on offer. Externally the property is pavement fronted whilst to the rear there is a low maintenance yard. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

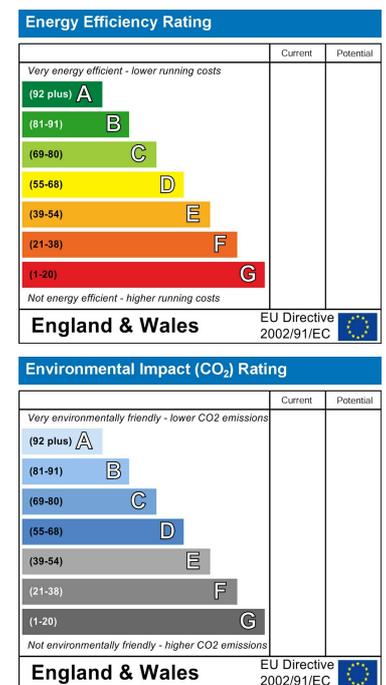


TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and are intended to be used as a guide only. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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.