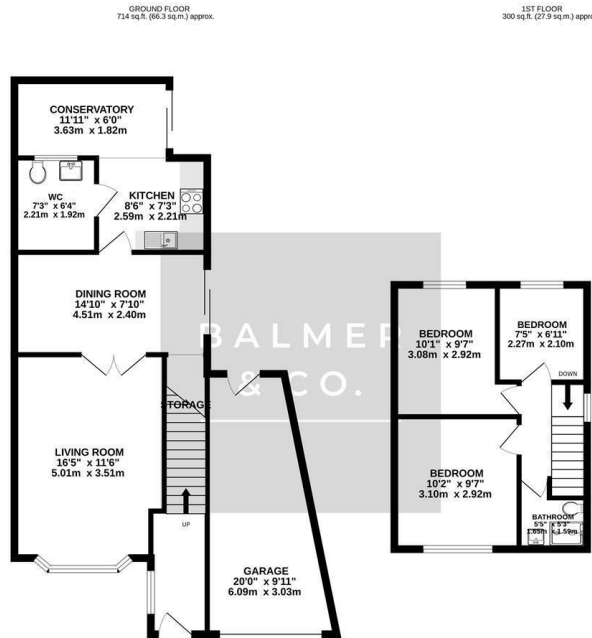


Carr Common Road, Wigan, WN2 4TD  
Offers Over £200,000



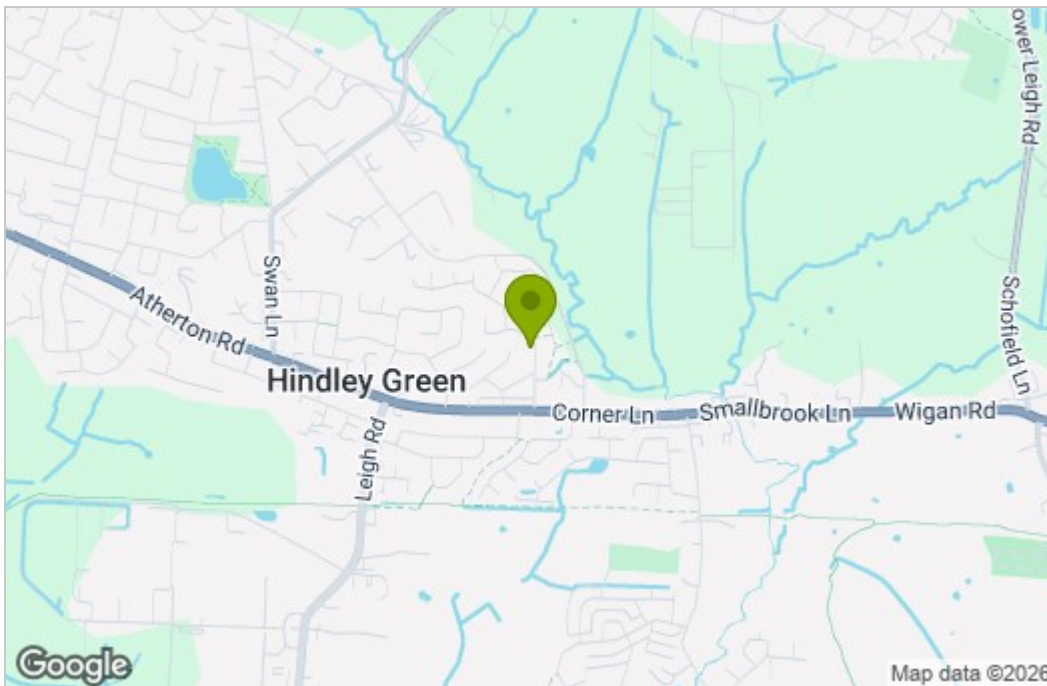
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom end terrace property tucked away at the bottom of Carr Common Road, a popular residential area in Hindley Green. Immaculately presented throughout and ideally offered for sale with NO ONWARD CHAIN, it would make a great first time buy. The ground floor comprising in brief; entrance hall, bay fronted living room, dining room, modern fitted kitchen with integrated dishwasher, fridge and Neff oven, a separate utility room with w.c and an additional conservatory. To the first floor is a double bedroom, two single bedrooms, one currently being used as a dressing room and a three piece shower room. Externally, the property occupies a generous plot with a gated driveway to the front as well as an attached garage with electric door. To the rear there is a low maintenance, private garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

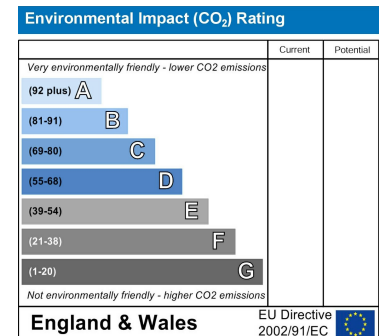
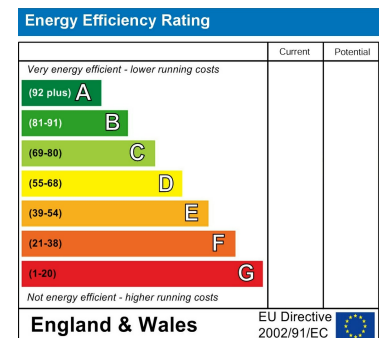


TOTAL FLOOR AREA: 1014 sq ft. (94.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and the responsibility is taken by the purchaser. This plan is for illustrative purposes only and should not be used as such for any professional purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
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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.