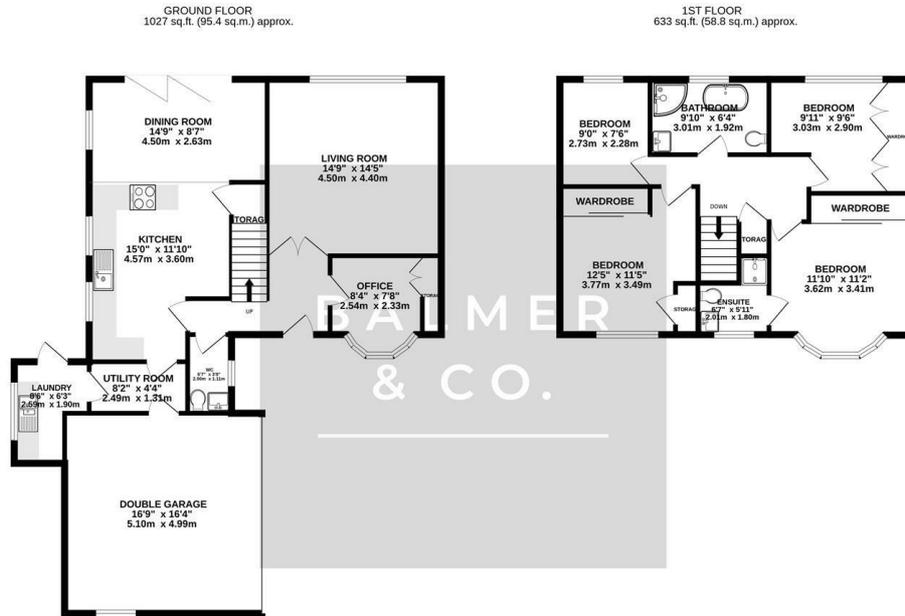


Redshank Grove, Leigh, WN7 1LD
£485,000



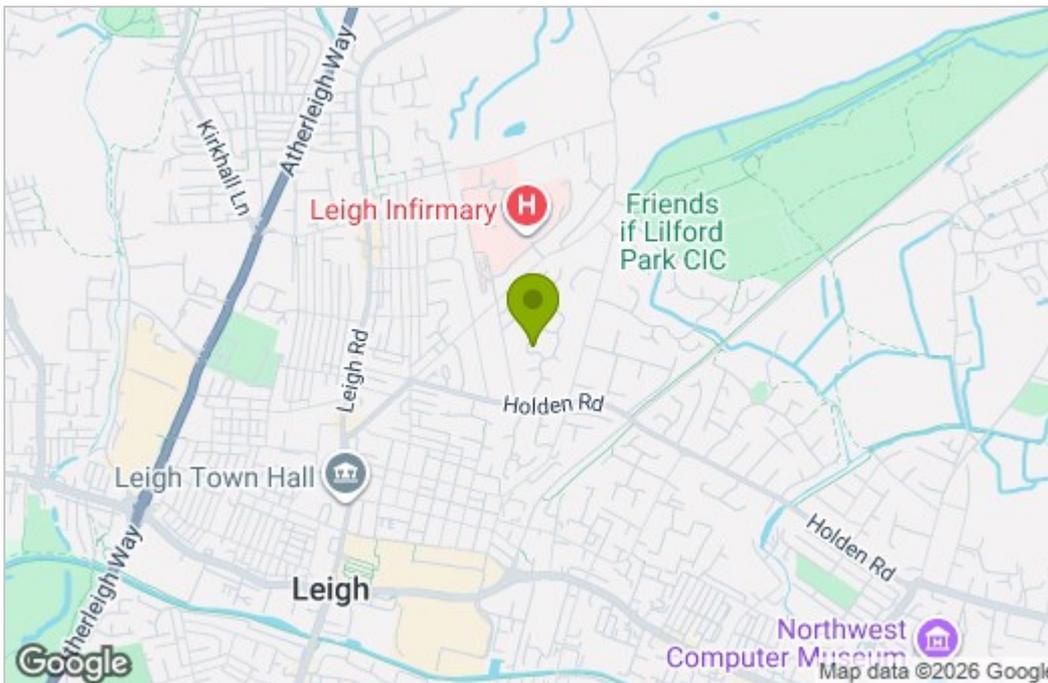
BALMER & CO in LEIGH are delighted to offer FOR SALE this four bedroom detached home tucked away on Redshank Grove, a quiet and sought after cul-de-sac just off Sanderling Drive in Leigh. Well presented throughout offering spacious and versatile accommodation, whilst conveniently placed within walking distance of a range of amenities including the Guided Busway, it would be a perfect family home. The ground floor comprising in brief; entrance hall with w.c, spacious living room, bay fronted office with fitted storage, large open plan kitchen/dining room with integrated appliances and bi-fold doors out to the rear garden, two separate utility rooms and an integral double garage with electric door. To the first floor is a master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms and a single bedroom. A four piece bathroom suite completes the internal accommodation. Externally, the property occupies a corner plot with gardens to the front side and rear with an attached double garage and a driveway. Early viewings highly recommended, all enquiries welcome.

Floor Plan

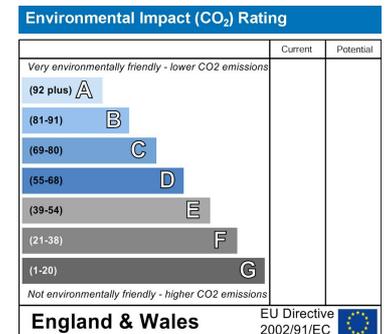
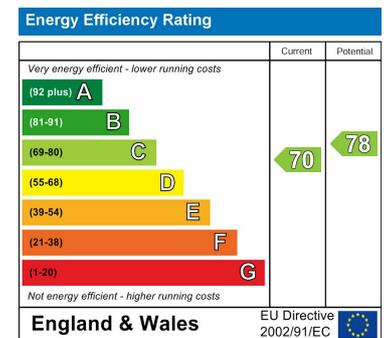


TOTAL FLOOR AREA: 1660 sq.ft. (154.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.