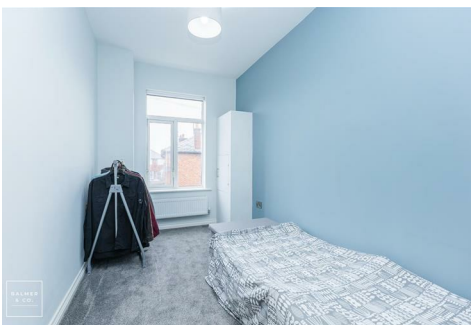


Kirkhall Lane, Leigh, WN7 1RY  
Offers Over £180,000

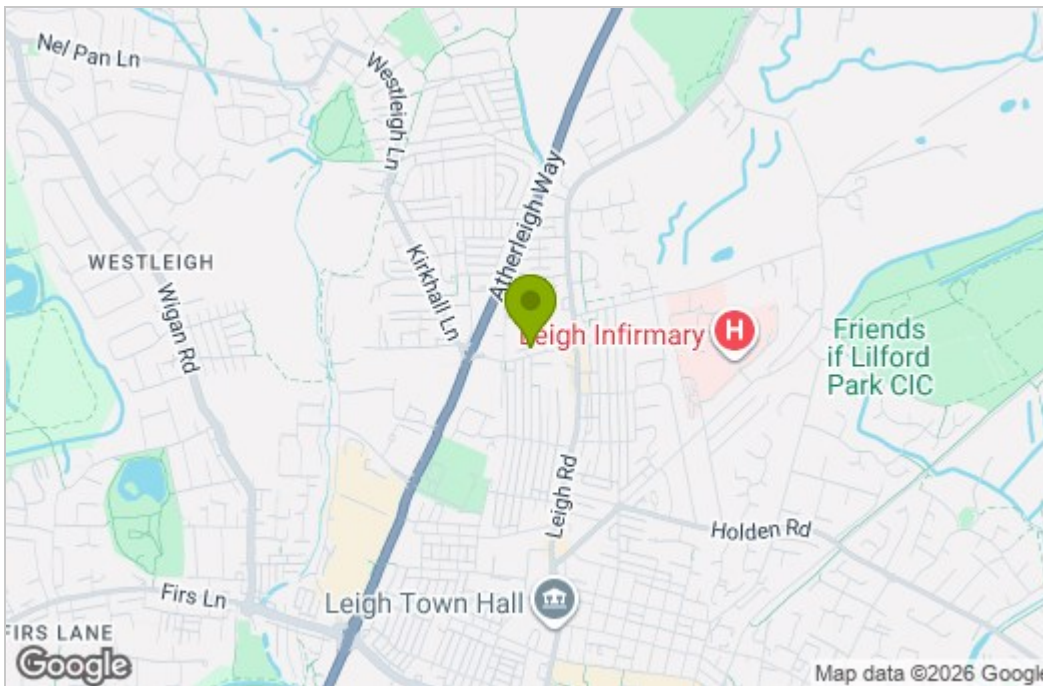


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom mid-terrace house in Leigh. Offered with NO ONWARD CHAIN and immaculately presented throughout having been fully refurbished by it's current owner, properties of this quality rarely come to the market. Comprising in brief of entrance vestibule, hallway, large dining room, stunning living room with feature log burning stove and original brick surround, with a modern fitted kitchen with fully integrated appliances completing the ground floor. To the first floor is a large master bedroom, second large single bedroom, third single bedroom, with a modern three piece shower room completing the accommodation on offer. Externally the property has a low maintenance garden frontage, whilst to the rear there is a fully enclosed yard with a fixed shed and outside W.C. This property makes an ideal first time buy or alternately a perfect buy-to-let opportunity. Early viewings highly recommended, all enquiries welcome.

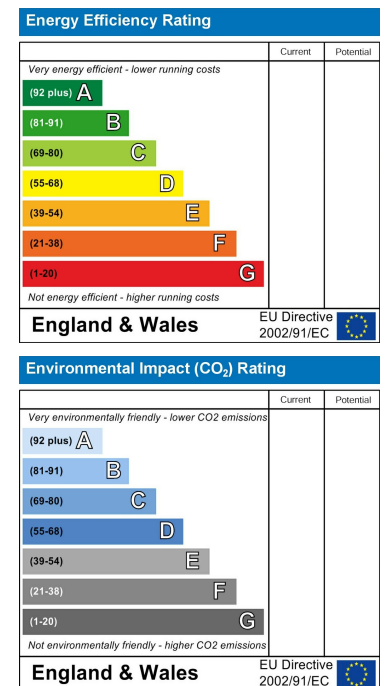
## Floor Plan



## 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.