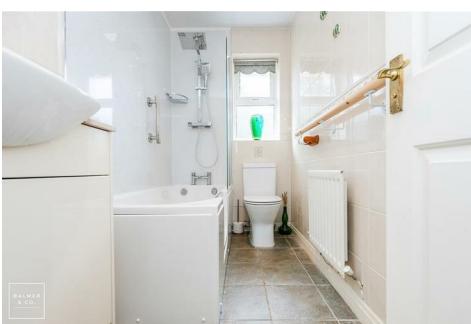


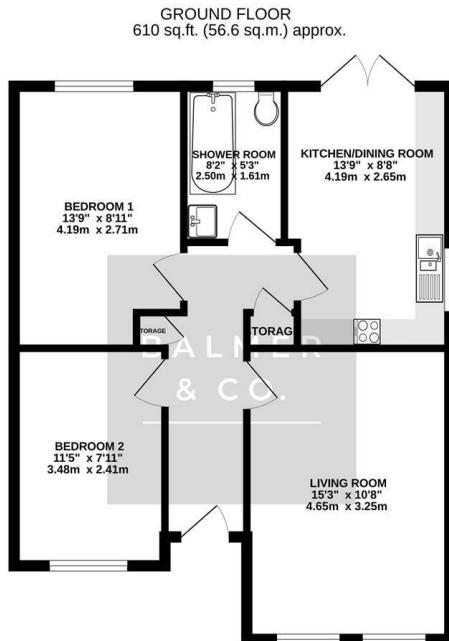
Stowe Gardens, Leigh, WN7 1HX

Offers Over £220,000



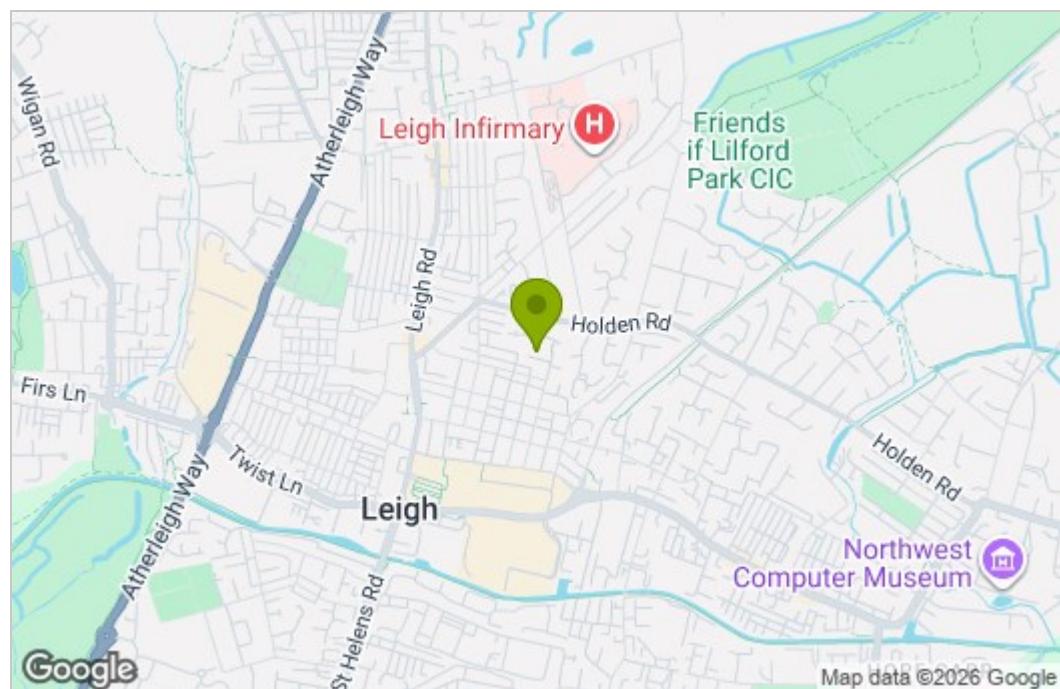
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached bungalow close to Leigh town centre. Offered with no onward chain, this property is situation in a quiet residential location and is very nicely presented throughout. Comprising in brief of entrance hallway, large living room with feature gas fireplace and surround, modern fitted kitchen with integrated appliances, large master bedroom, second double bedroom, both with fitted wardrobes, whilst there is a modern fitted three piece bathroom with a walk-in-bath and shower over completing the accommodation on offer. Externally the property has a double driveway to the front providing off-road parking, whilst to the rear there is a fully enclosed, South facing garden with lawn and patio areas. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

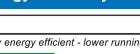


**TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx.**  
Whilst every attempt has been made to measure the accuracy of the floor areas contained here, measurements of doors, windows, stairs, etc. have not been included and no responsibility can be taken for any error, omission or mis-statement. This plan 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.

## Area Map



## Energy Efficiency Graph



A horizontal scale for energy efficiency ratings. The scale is color-coded and ranges from 'Very energy efficient - lower running costs' (green) at the top to 'Very poor - high running costs' (red) at the bottom. The scale is divided into seven segments, each labeled with a letter from A to G. The segments are: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, and (1-20) G.

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.