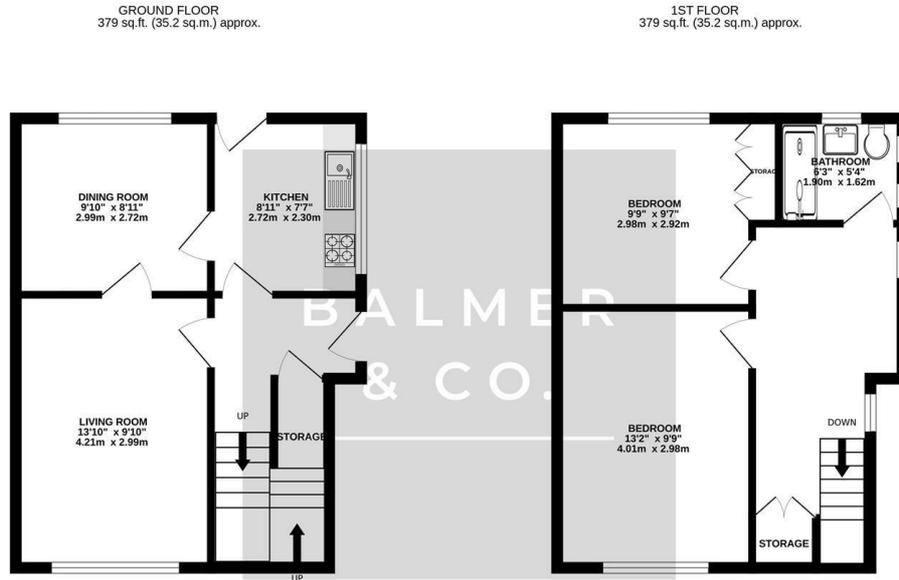


Richmond Drive, Leigh, WN7 2XW  
£169,950



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached house in Higher Fold, Leigh. Offered with NO ONWARD CHAIN this property does require light modernisation but has been very well maintained throughout. Comprising in brief of entrance hallway, living room with feature fireplace and surround, separate dining room, with a fitted kitchen completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with a modern three piece shower room completing the accommodation on offer. Externally the property occupies a very generous plot with side and rear gardens, and a large garden to the front with a driveway providing off-road parking. Plots of this size rarely become available. Early viewings highly recommended, all enquiries welcome.

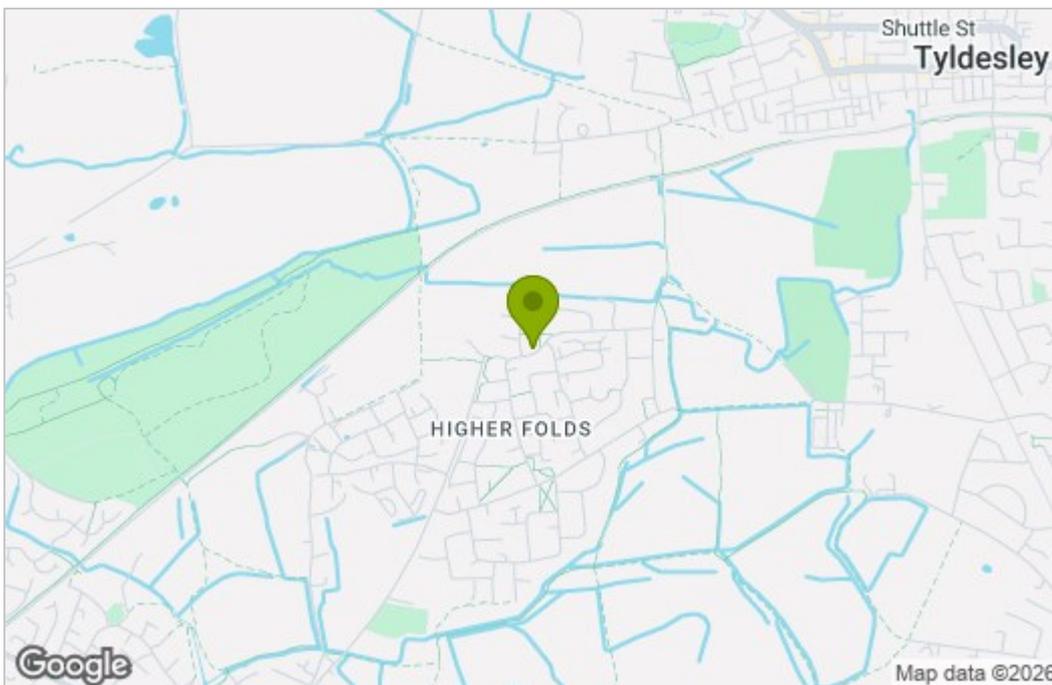
## Floor Plan



**TOTAL FLOOR AREA:** 757 sq.ft. (70.4 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

Energy Efficiency 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		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.