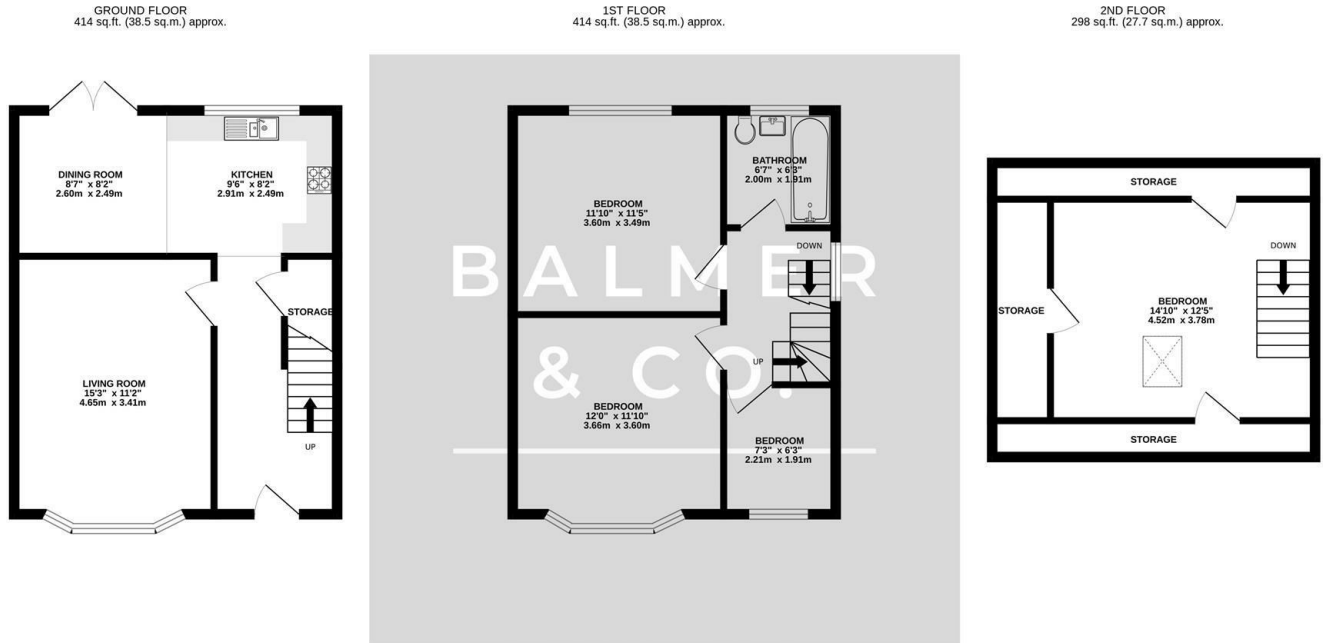


Holden Road, Leigh, WN7 2HS
Offers Over £260,000



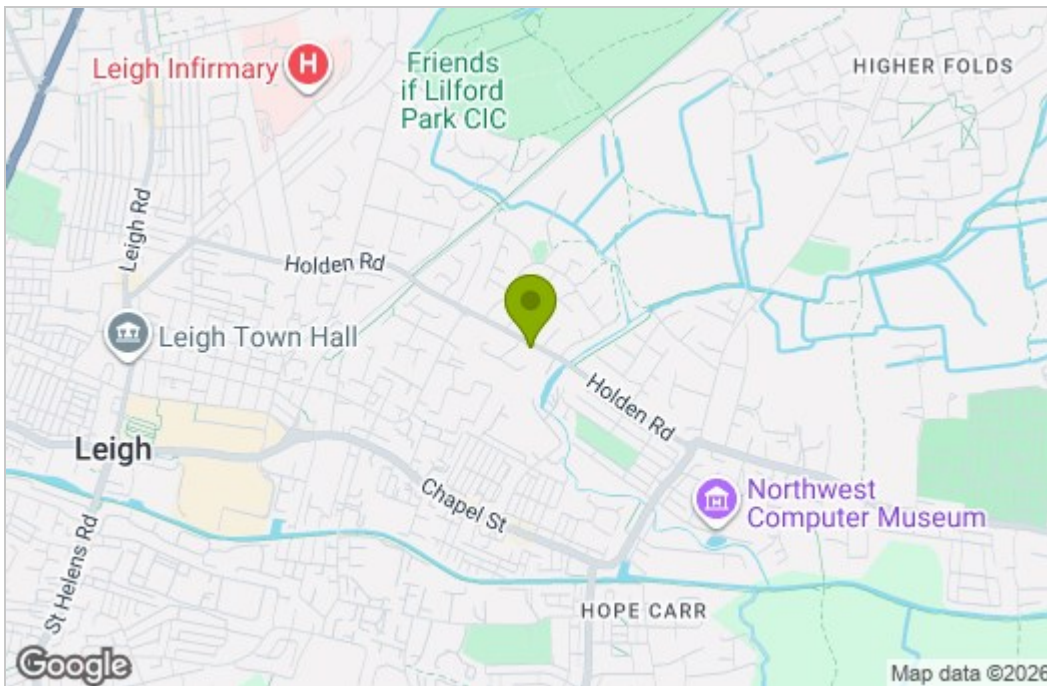
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house on the ever popular Holden Road, close to Leigh town centre. Offered with NO ONWARD CHAIN this property is very nicely presented throughout and has the added benefit of a converted loft room. Comprising in brief of entrance hallway, large bay fronted living room, with a modern fitted kitchen/dining room with French doors leading to the rear garden completing the ground floor. To the first floor are two well proportioned double bedrooms, the master with bay window and fitted wardrobes, third single bedroom, with a modern three piece family bathroom completing the first floor. To the second floor is a converted loft room with ample storage space and a fixed staircase providing access completing the accommodation on offer. Externally the property has a driveway to the front providing off-road parking, whilst to the rear there is a nicely landscaped, South facing garden with paved patio and lawn areas. The property is also ideally located within walking distance of the Leigh-Manchester guided busway and is closely situated to Leigh Infirmary. Early viewings highly recommended, all enquiries welcome.

Floor Plan

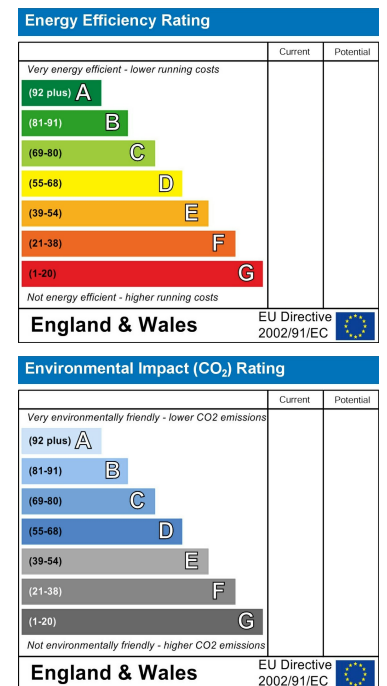


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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