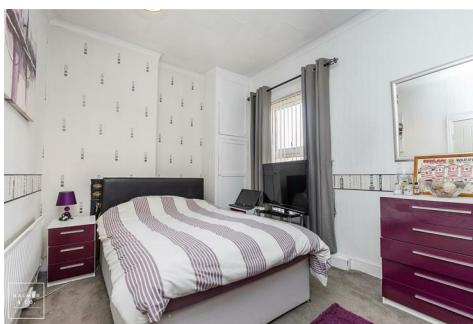


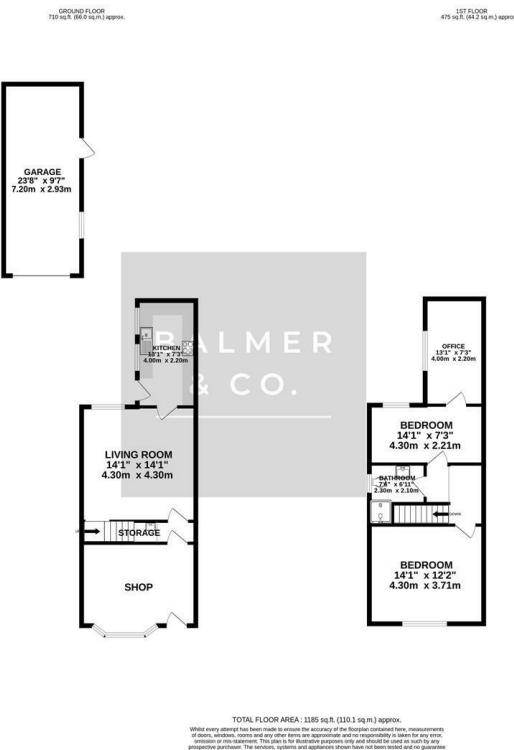
Warrington Road, Leigh, WN7 3EA

Offers In The Region Of £205,000

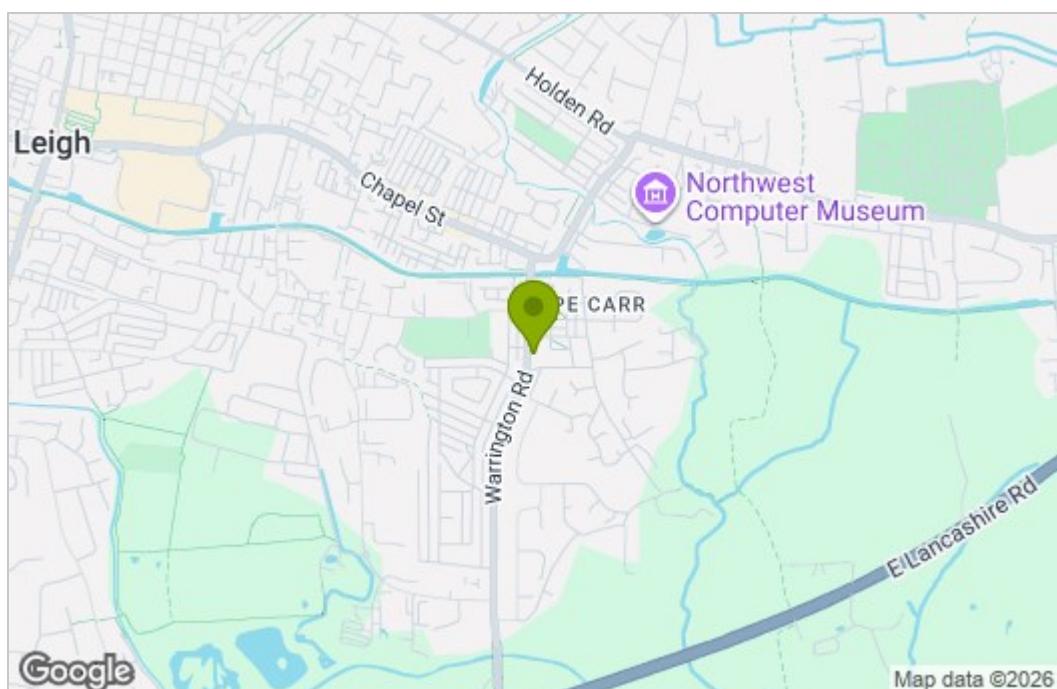


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two/three bedroom end-terrace, mixed use property, close to local shops, schools and amenities, as well as immediate access onto the East Lancashire road providing excellent travel links to Manchester and Liverpool city centres. Comprising in brief of entrance into the front shop area leading through to a large living room, with a modern fitted kitchen to the rear completing the ground floor. To the first floor is a large master bedroom, two further bedrooms which have currently been merged, with a three piece shower room completing the accommodation on offer. Externally there is a low maintenance frontage, large rear garden, with a driveway and detached single garage offering ample off-road parking and storage. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		66
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	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.