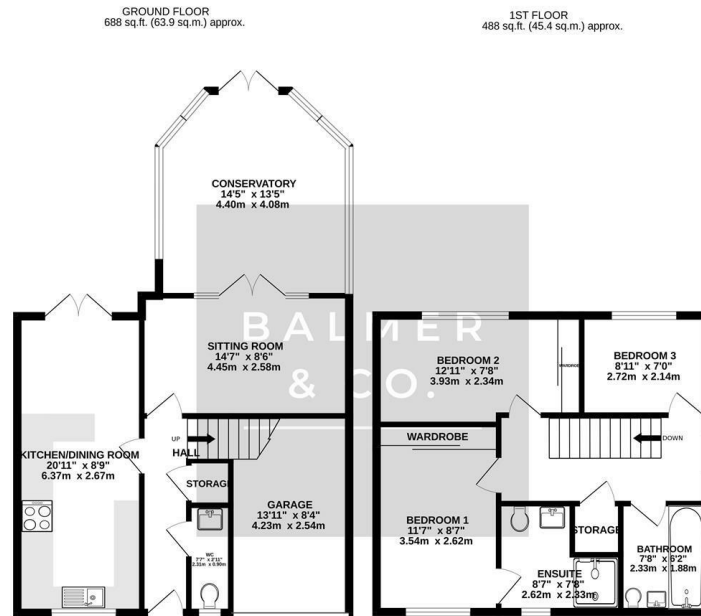


Spires Croft, Leigh, WN7 2RE
Offers Over £325,000



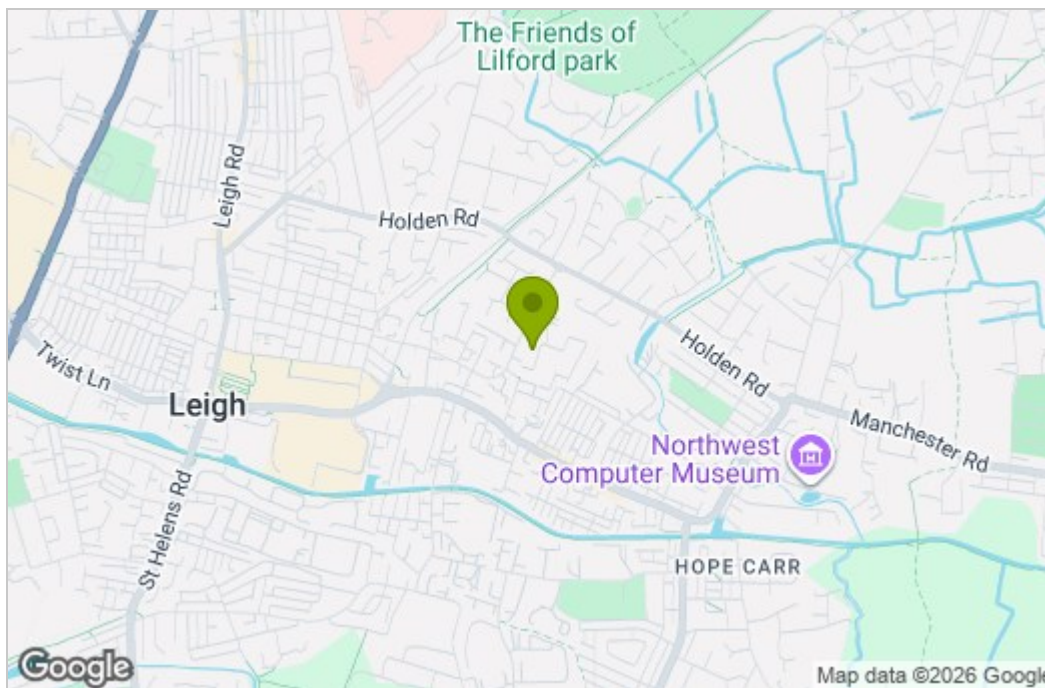
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached home on located on Spires Croft, a quiet and sought after cul-de-sac on the Priestfields development in Leigh. Immaculately presented throughout and conveniently placed within walking distance of the Guided Busway, it would make a perfect family home. The ground floor comprising in brief; entrance hallway with w.c and storage cupboard, living room with electric fireplace, modern kitchen/dining room with integrated appliances and patio doors leading out to the rear garden and a conservatory with a solid roof. To the first floor is a master bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom with fitted wardrobes and a single bedroom. A part tiled three piece bathroom suite completes the internal accommodation. Externally, the property occupies a nice plot with gardens to the front as well as an attached garage and driveway. To the rear is a private enclosed garden with a combination of paved, decked and lawned areas. Early viewings highly recommended, all enquiries welcome.

Floor Plan

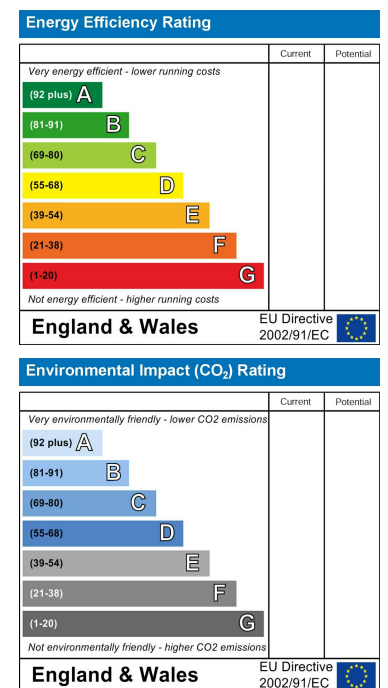


TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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.