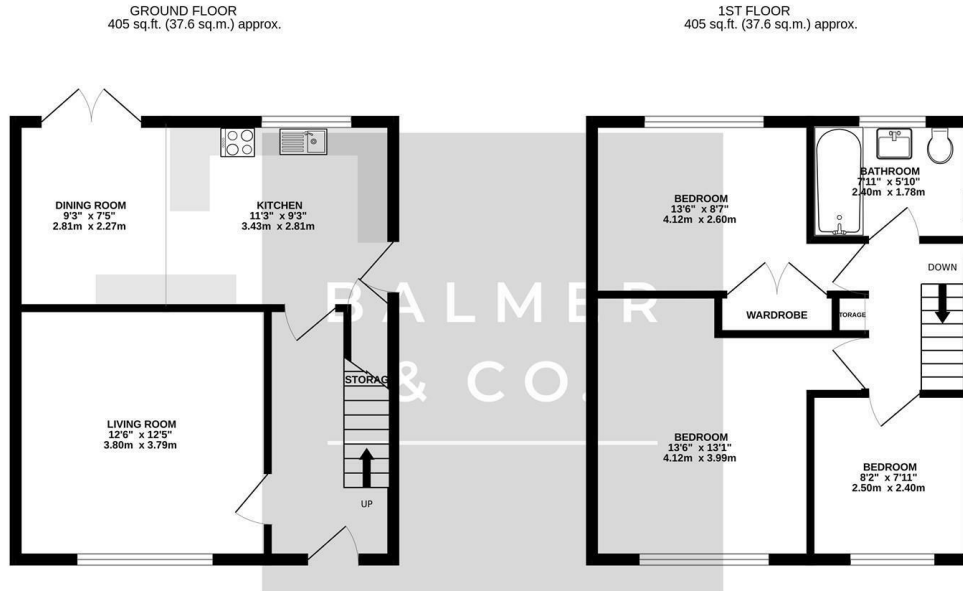


Balmoral Drive, Leigh, WN7 2TX  
Offers Over £170,000



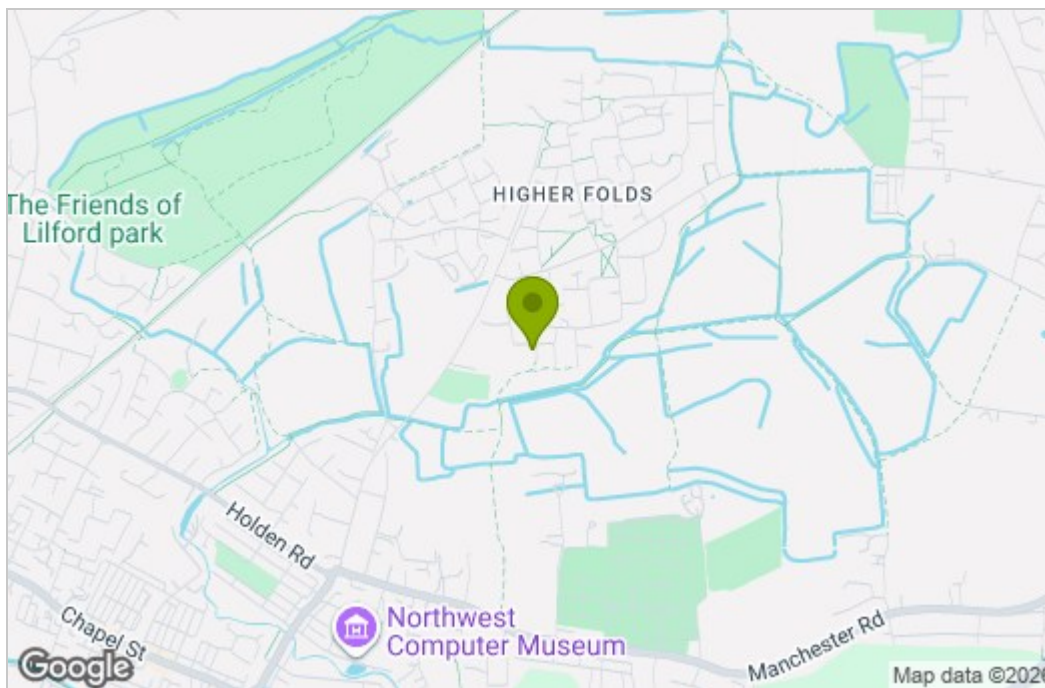
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house. Very nicely presented throughout this property comprises in brief of entrance hallway, large living room, with an open plan modern fitted kitchen/dining room with French doors leading to the rear garden completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with gardens to the front and side, whilst to the rear there is a fully enclosed, West facing garden with an open aspect beyond. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

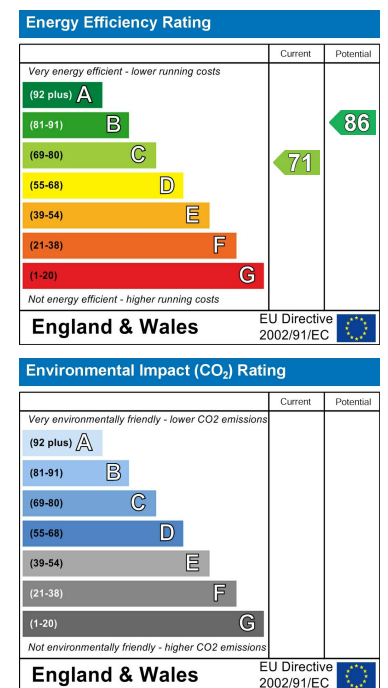


TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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.