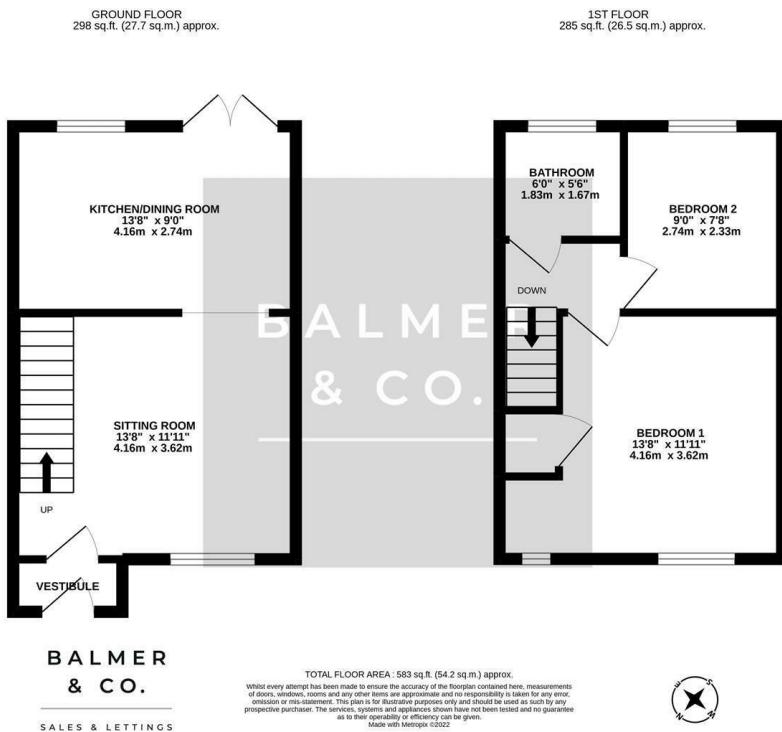


Bexhill Drive, Leigh, WN7 5TG
£199,950

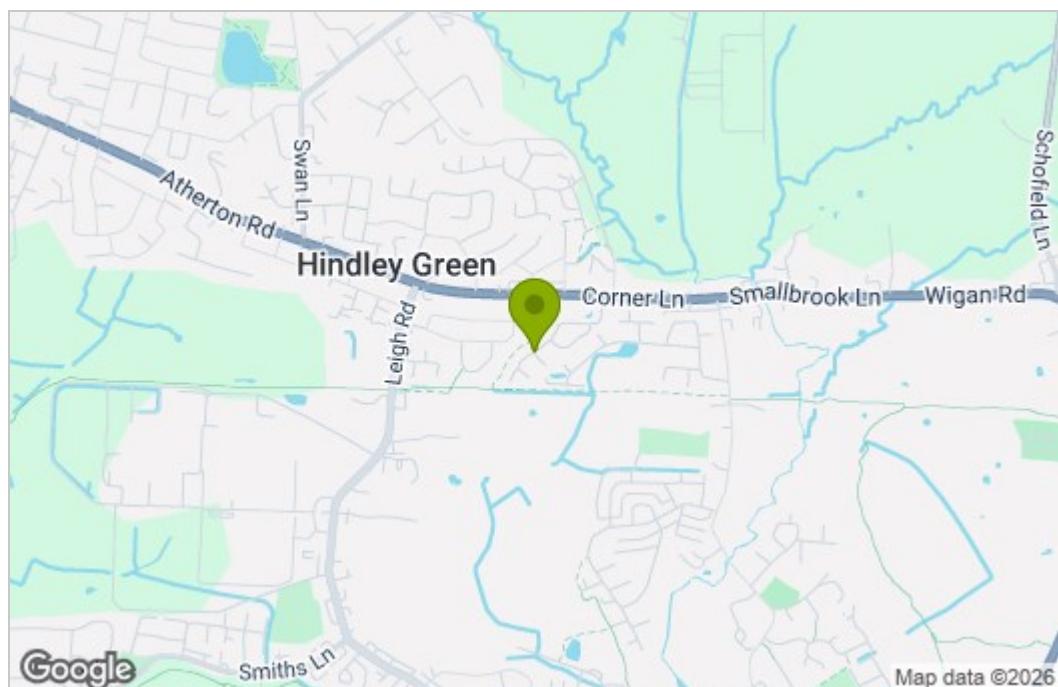


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end-terrace property on the ever popular Bexhill Drive development on the border of Hindley Green. Immaculately presented throughout, this property simply must be viewed. Comprising in brief of entrance porch, large living with feature media wall, with modern fitted kitchen/dining room with appliances completing the ground floor. To the first floor there is a large master bedroom with fitted storage cupboard, large single second bedroom, with three piece family bathroom completing the accommodation on offer. Outside the property occupies a generous plot size with garden space to the front and side, with driveway providing off road parking for several vehicles. To the rear there is a large, newly landscaped, private garden with paved patio area and lawn, with an outhouse to the side with fully connected electrics. 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	
(81-91)	B	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.