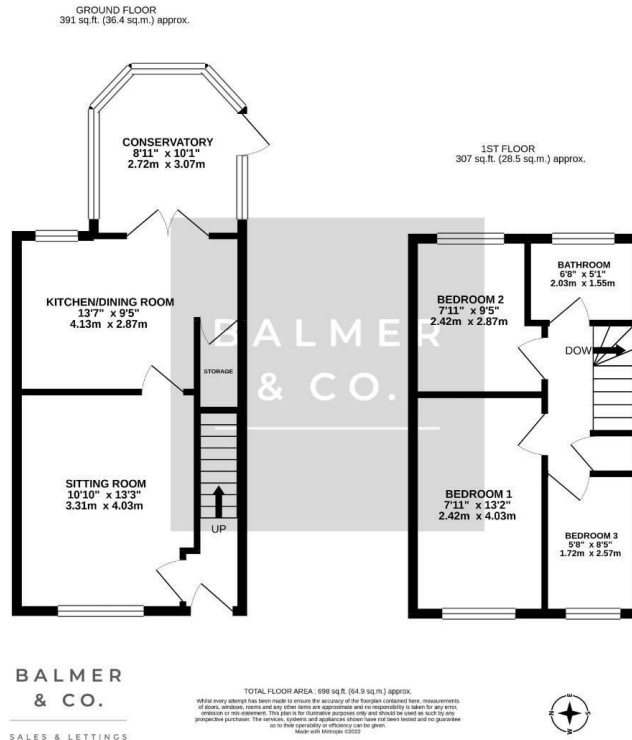


Siddow Common, Leigh, WN7 3EN  
Offers Over £170,000

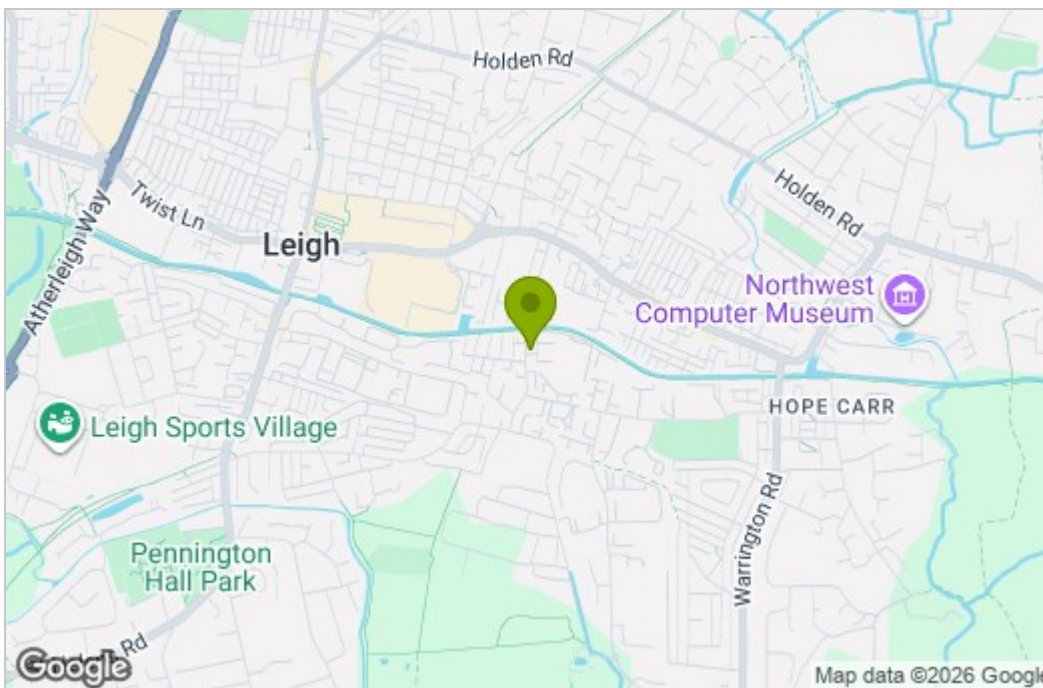


BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom semi detached property, located on Siddow Common in Leigh. Although the property requires some works it occupies a generous corner plot with off road parking to the rear and is ideally offered for sale with NO ONWARD CHAIN. It is also conveniently placed for easy access to the town centre which offers a fantastic range of amenities including shops, schools, bars and restaurants as well as transport links. The ground floor comprising in brief, entrance hall, sitting room, kitchen/dining room with patio doors leading to a conservatory. To the first floor are three well proportioned bedrooms and a three piece bathroom. Externally, there are gardens to the front, side and rear of the property with gate access for off road parking to the rear. Early viewings highly recommended, all enquiries welcome.

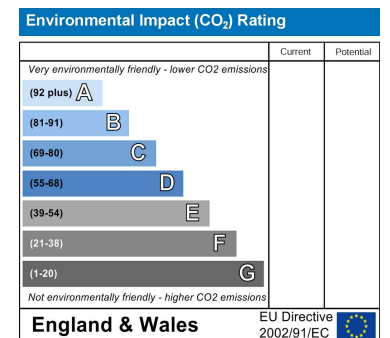
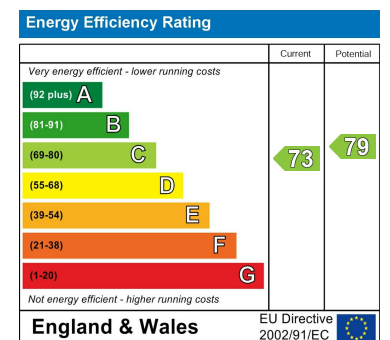
## Floor Plan



## 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.