BALMER & CO.

SALES & LETTINGS

Lulworth Drive, WN2 4QU

Offers Over £290,000









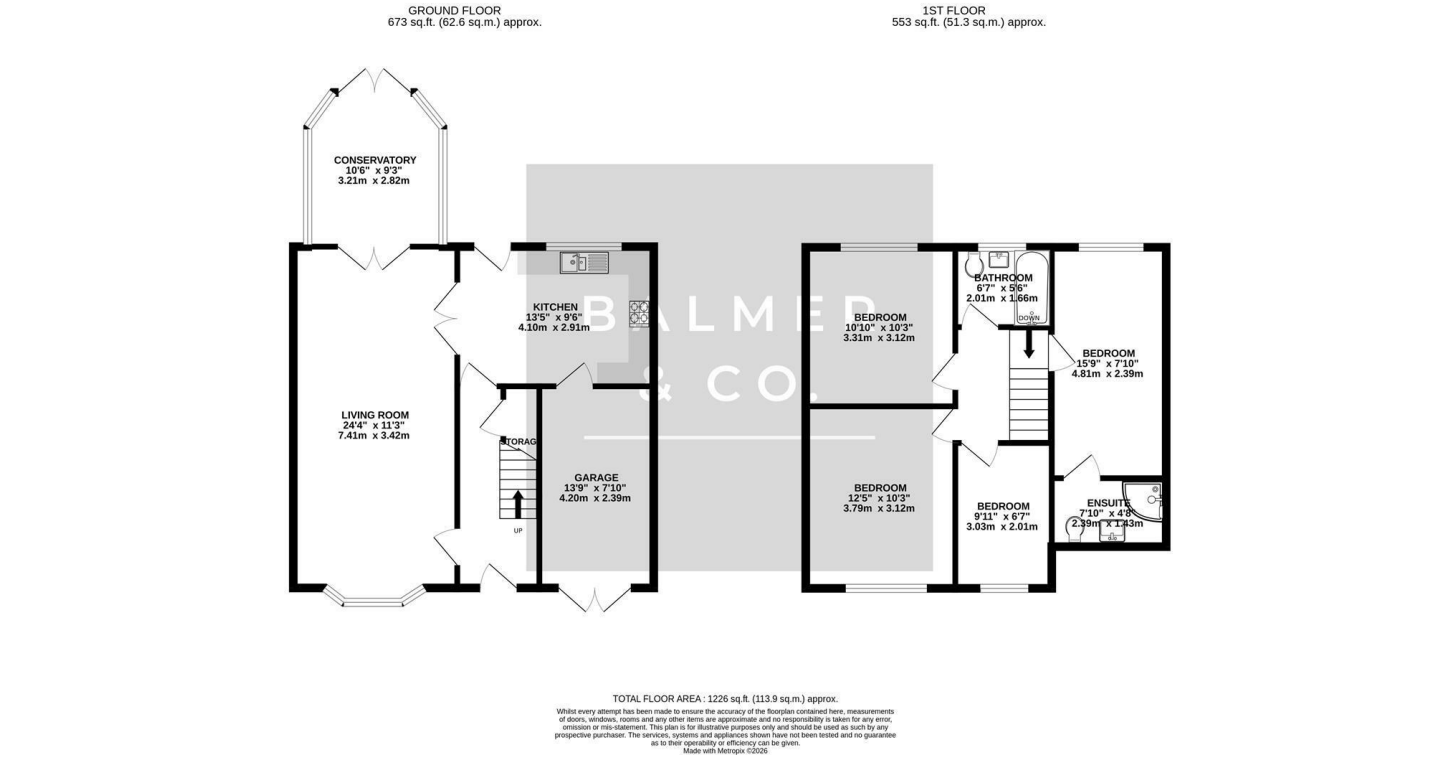




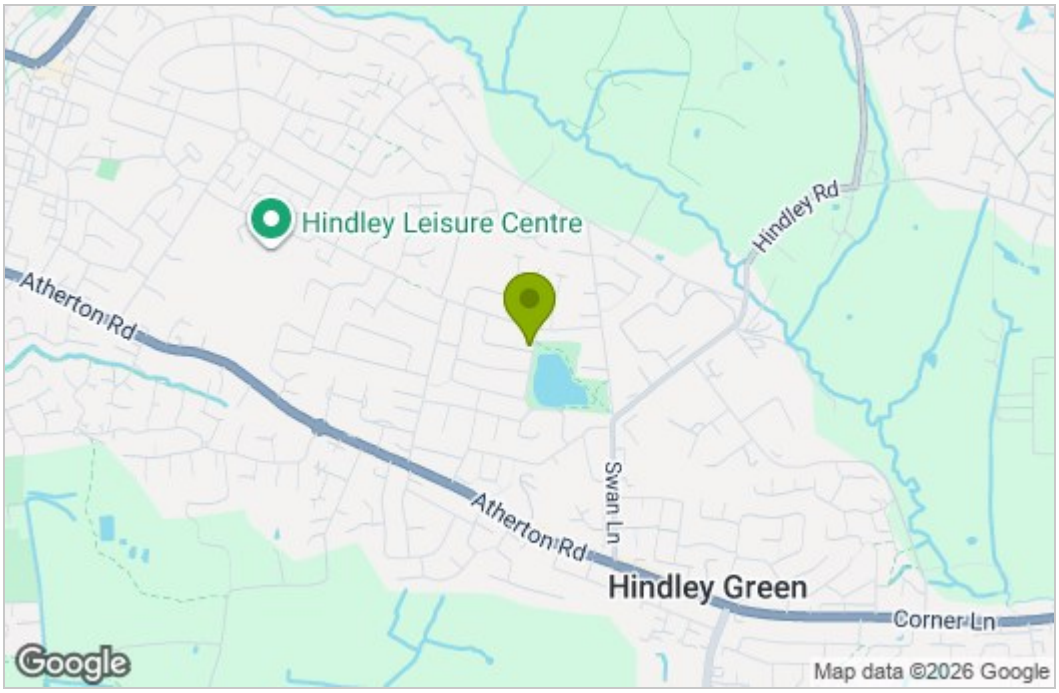


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic four bedroom semi-detached house situated in a stunning position opposite Clayhole Park in Hindley Green. Very nicely presented throughout, this property has been heavily converted and extended and makes an excellent family home. Comprising in brief of entrance hallway, large bay fronted, open plan living/dining room with feature multi-fuel stove, modern fitted kitchen with range cooker, conservatory to the rear with a true ceiling, with a integral garage with fitted utility section completing the ground floor. To the first floor is a large master bedroom with ensuite shower room and fitted shutters, second double bedroom with fitted wardrobes, third double bedroom with shutter, fourth single bedroom with fitted wardrobes and storage, with a three piece family bathroom completing the accommodation on offer. Externally the property has a large driveway to the front providing ample off-road parking, whilst to the rear there is a private, East facing, low maintenance garden. The property is situated with a lovely open aspect view to the front over Clayhole pond. Early viewings highly recommended, all enquiries welcome.

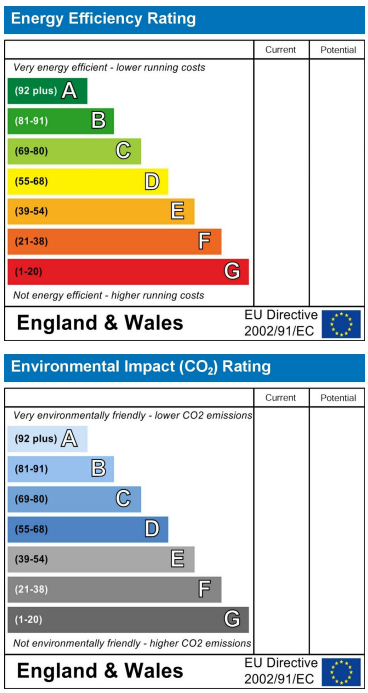
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

84 Lord Street, Leigh, Greater Manchester, WN7 1BY
Tel: 01942 316061 Email: leigh@balmerandco.co.uk
www.balmerandco.co.uk