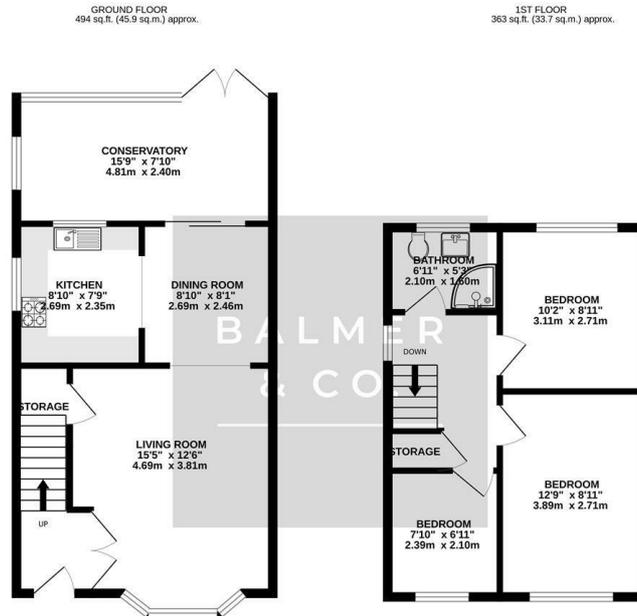


Suffolk Grove, Leigh, WN7 4TA  
Offers Over £140,000



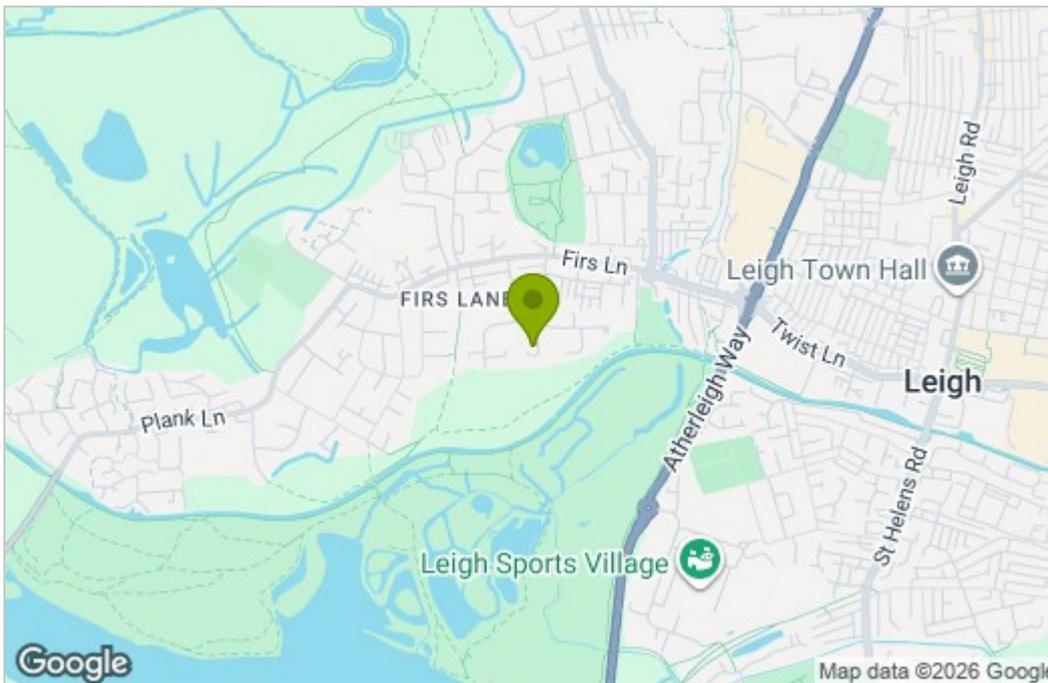
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Leigh. Offered with NO ONWARD CHAIN this property comprises in brief of entrance hallway, bay fronted living room, dining room, kitchen, with a large conservatory to the rear completing the ground floor. To the first floor is a large master bedroom, second double bedrooms, third single bedrooms, with a three piece shower room completing the accommodation on offer. Externally the property occupies a generous plot with gardens to the front, side and rear, whilst there is also a detached single garage offering external storage space and potential for parking. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

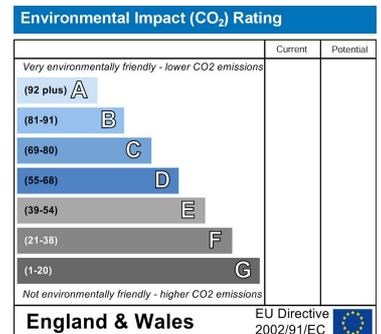
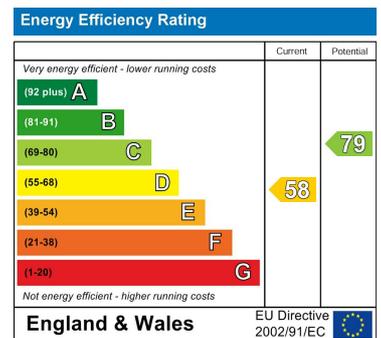


TOTAL FLOOR AREA: 856 sq.ft. (79.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency (see green).  
 Made with Metropac C2020

## 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.