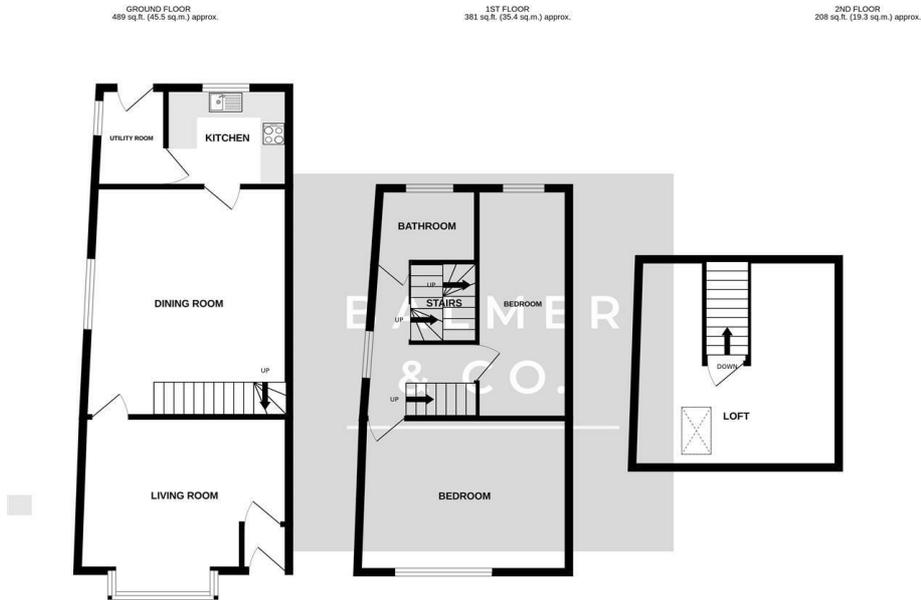


Orchard Lane, Leigh, WN7 1NX
£169,950



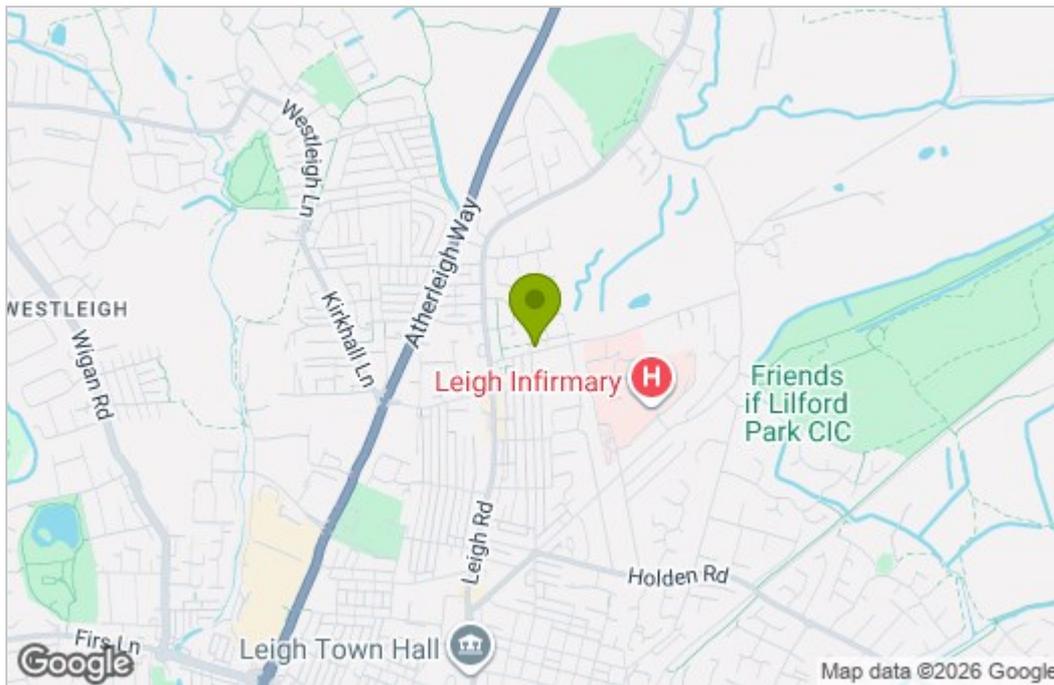
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end-terrace house situated close to Leigh town centre. Offered with no onward chain, this property is very nicely presented throughout, extended to the rear and benefits from a converted loft room. Comprising in brief of bay fronted living room, large sitting/dining room, modern fitted kitchen to the rear, with a separate utility room completing the ground floor. To the first floor is a large master bedroom, second single bedroom, three piece family bathroom with a fixed staircase leading to the converted loft room completing the accommodation on offer. Externally the property benefits from a larger than average plot with a garden frontage and driveway providing off-road parking, whilst to the rear is a large, low maintenance, private garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

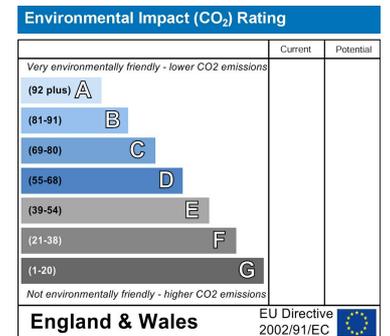
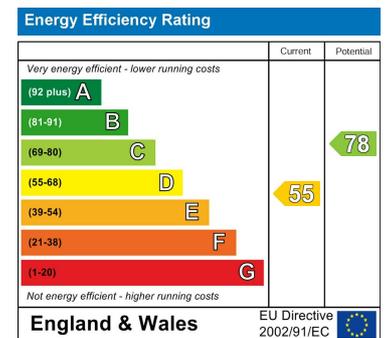


TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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.