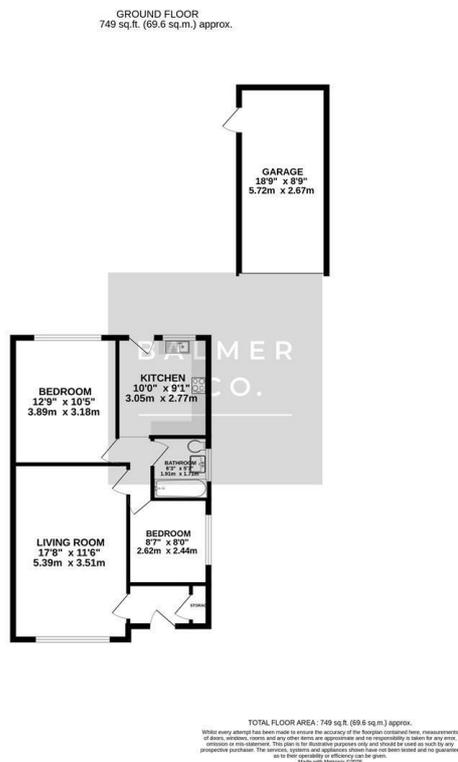


Cranham Avenue, Lowton, WA3 2PQ
Offers Over £230,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom semi-detached bungalow situated in a popular and well regarded location in Lowton. Immaculately presented throughout having been fully renovated by its current owners, this property simply must be viewed. Comprising in brief of entrance hallway, large living room with feature log burner, modern fitted kitchen/dining room with integrated appliances, large master bedroom, second double bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a driveway providing off-road parking, whilst to the rear there is a fully enclosed, North-West facing private garden with a detached single garage. The property is situated within a popular residential area with St. Catherine's RC Primary School situated behind, and is within close proximity of the East Lancashire road providing easy access to Manchester and Liverpool city centres. Early viewings highly recommended, all enquiries welcome.

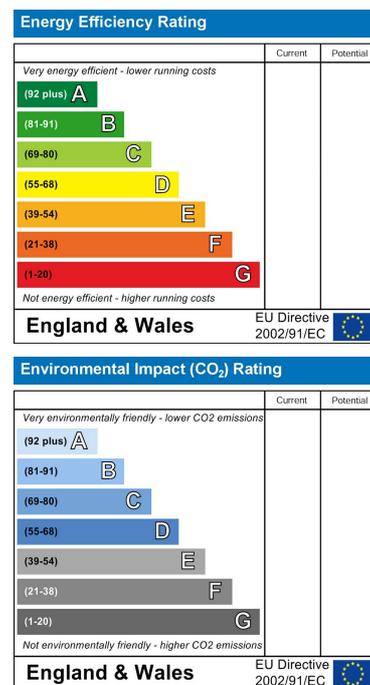
Floor Plan



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.