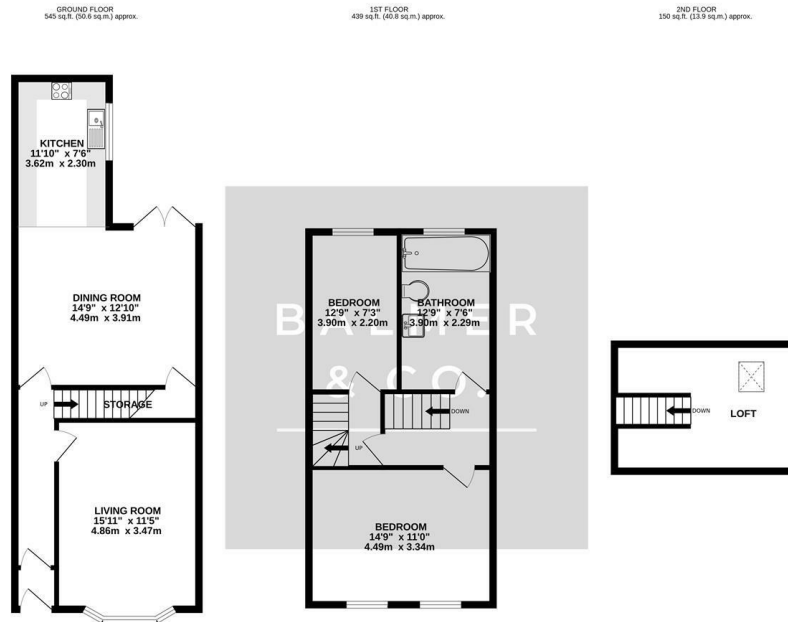


Findlay Street, Leigh, WN7 4EQ  
Offers Over £180,000



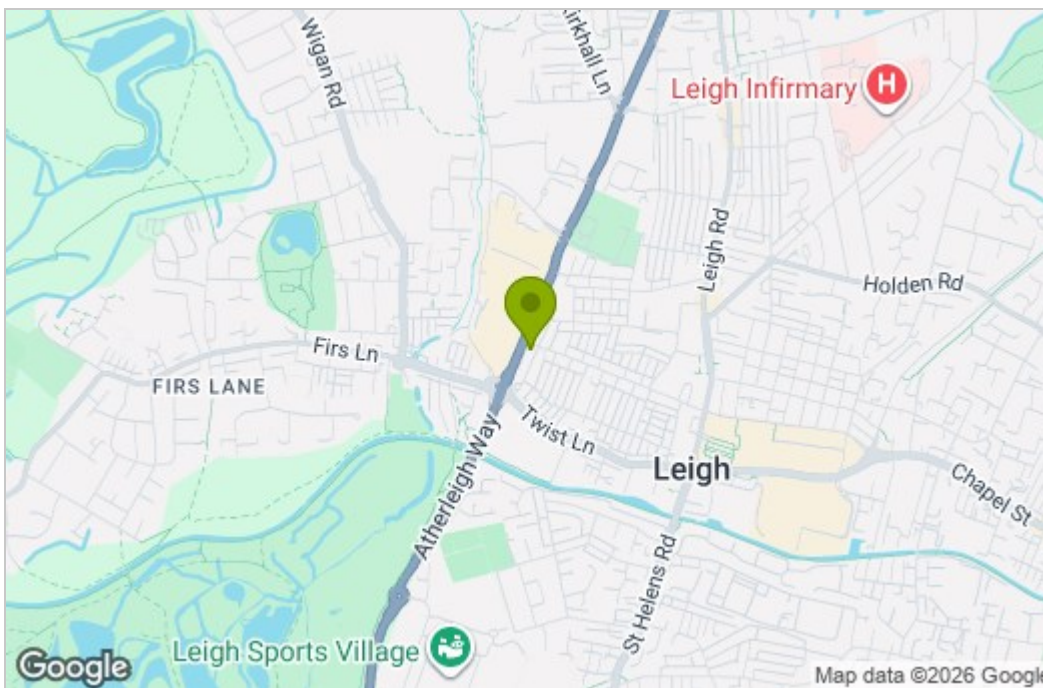
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom mid terraced property with additional loft room, located on Findlay Street in Leigh. Offering excellent family living accommodation including two reception rooms and a converted loft room, whilst conveniently placed within walking distance of Leigh town centre for access to a range of amenities, it would suit a wide range of buyers. The ground floor comprising in brief; entrance porch, hallway, bay fronted living room with gas fireplace, dining room with gas fireplace and a modern fitted kitchen. To the first floor is a master bedroom, a single bedroom and a large three piece bathroom suite. A fixed staircase then takes you to a fully converted loft room with Velux window. A large cellar completes the internal accommodation. Externally, the property is garden fronted whilst to the rear there is a low maintenance, enclosed rear yard. There is also off road parking for two vehicles located to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

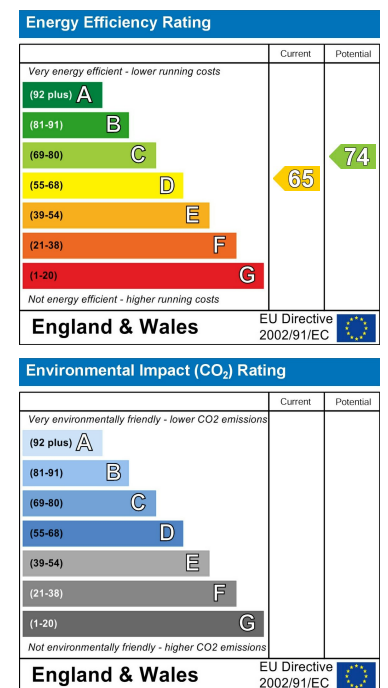


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2026

## 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.