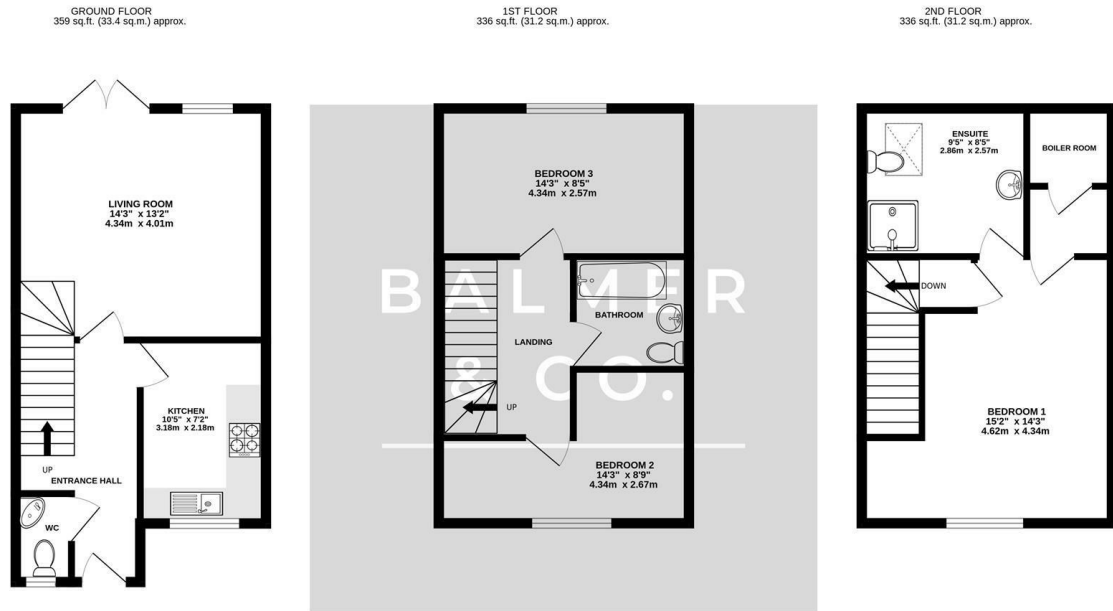


Butts Street, Leigh, WN7 3AE
Offers Over £160,000



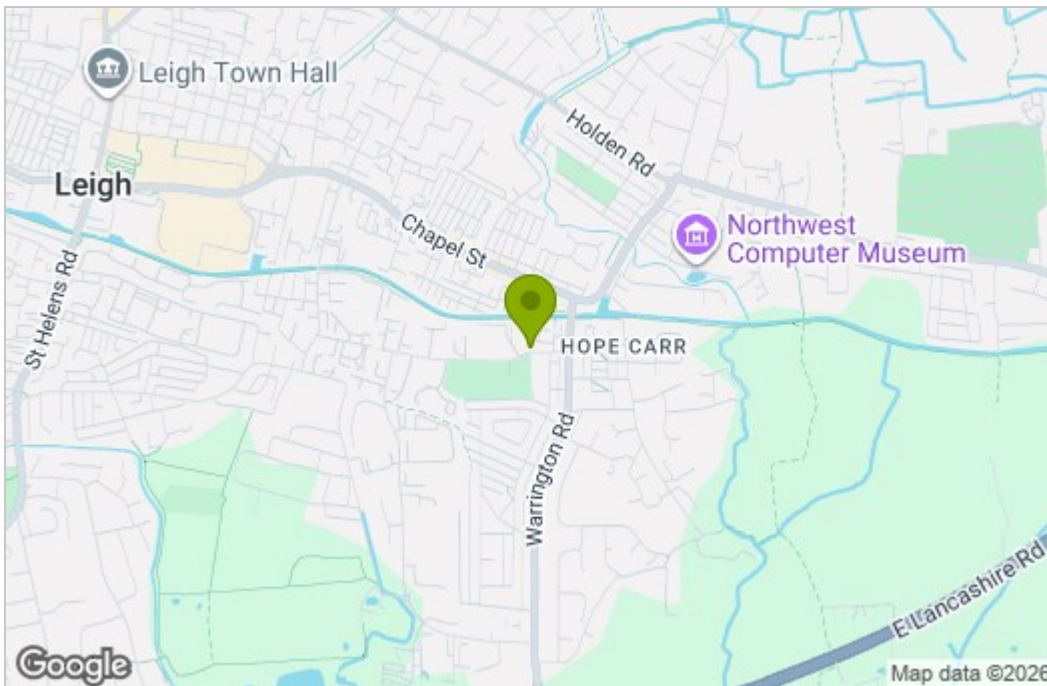
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom townhouse, located on Butts Street in Leigh. Offering generous accommodation set over three floors and ideally sold with NO ONWARD CHAIN, it would be a perfect first time buy. Comprising in brief; entrance hallway, large living room with French doors leading to the rear gardens, modern fitted kitchen with appliances, with W.C, completing the ground floor. To the first floor are two well proportioned double bedrooms and the piece family bathroom, whilst to the second floor there is a large master suite with ensuite shower room and fitted cupboard space completing the accommodation on offer. Externally, the property is garden fronted whilst to the rear there is a low maintenance enclosed garden. It is also conveniently placed close to the East Lancashire road offering excellent transport links. Early viewings highly recommended, all enquiries welcome.

Floor Plan

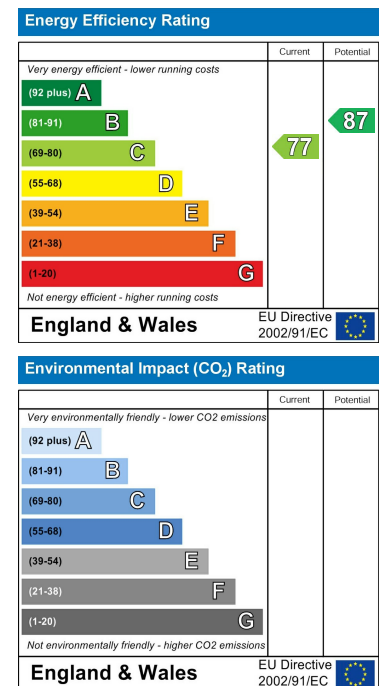


TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.