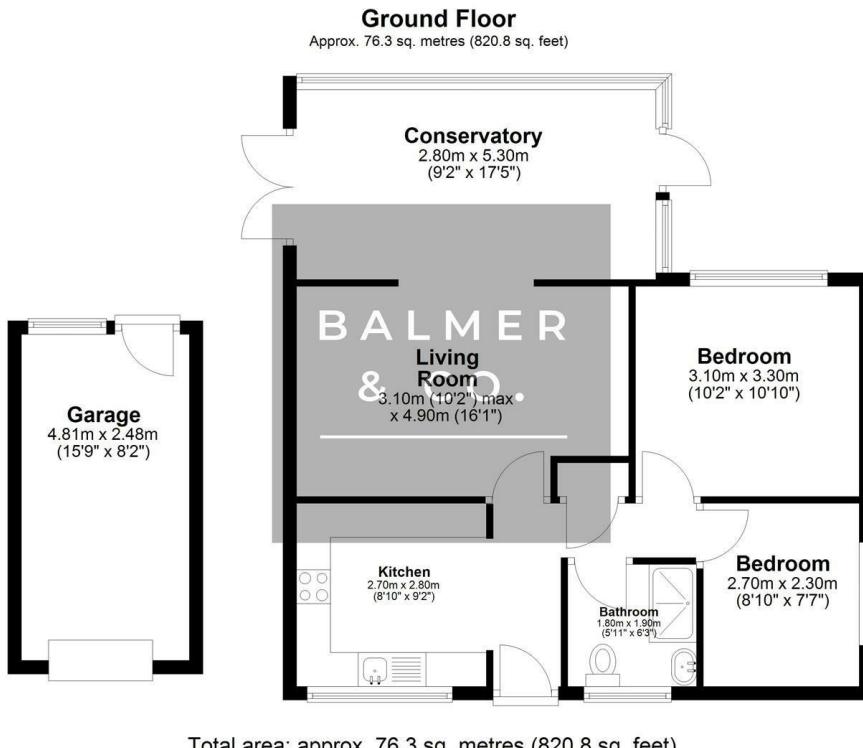


South Court, Leigh, WN7 1HZ  
£300,000

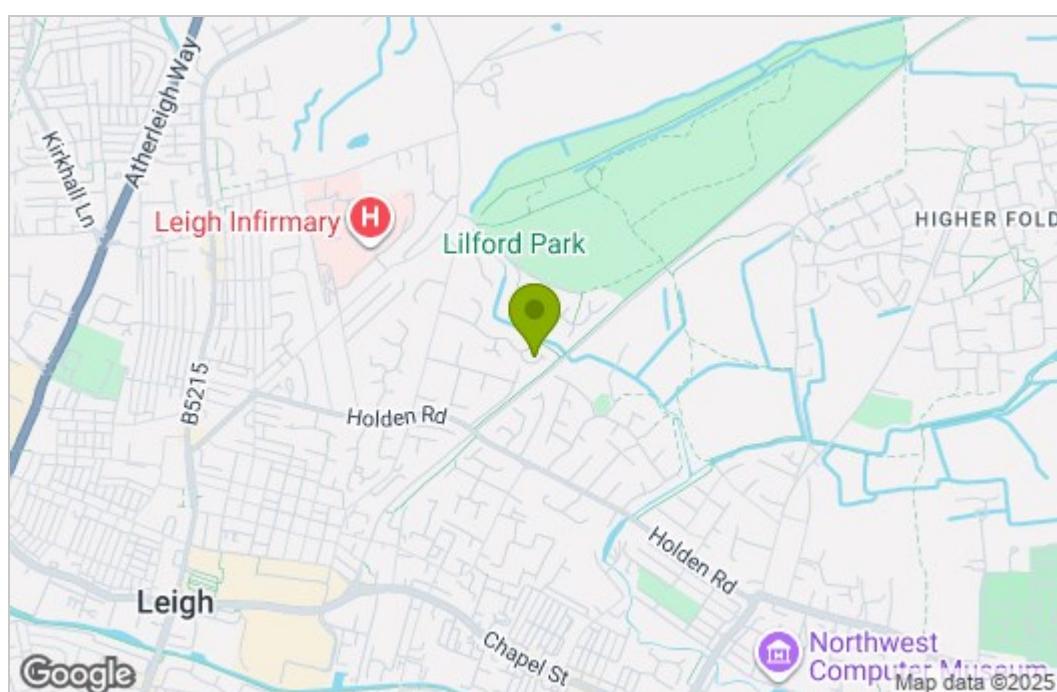


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom detached true bungalow situated in a popular and well regarded residential location. Situated in a quiet cul-de-sac position, this property has been very well maintained by the current owner and also has the added benefit of a large extension to the rear. Comprising in brief of entrance hallway, large living room with a feature gas fireplace and surround, orangery extension beyond offering multi-use space, modern fitted kitchen with integrated appliances, large master bedroom with wardrobes, second double bedroom, with a three piece shower room completing the accommodation on offer. Externally the property occupies a generous corner plot with a double driveway and garage providing off-road parking and storage, whilst to the rear there is a fully enclosed, low maintenance, South facing garden. Beyond the rear gate and public footpath is an extra plot of land which could easily be utilised as further garden space. The property is also located close to the Leigh-Manchester guided busway, Leigh Infirmary and Lilford Park. Early viewings highly recommended, all enquiries welcome.

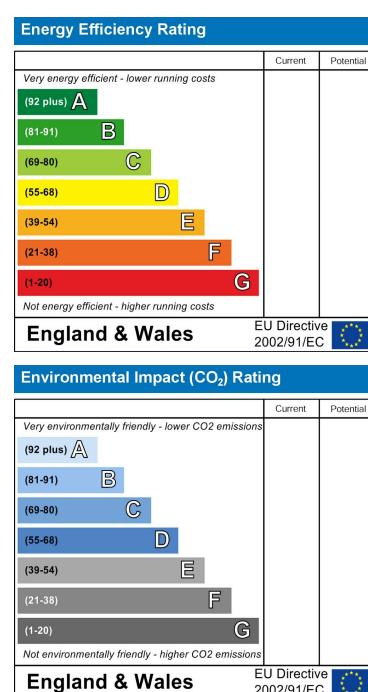
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.