BALMER & CO.

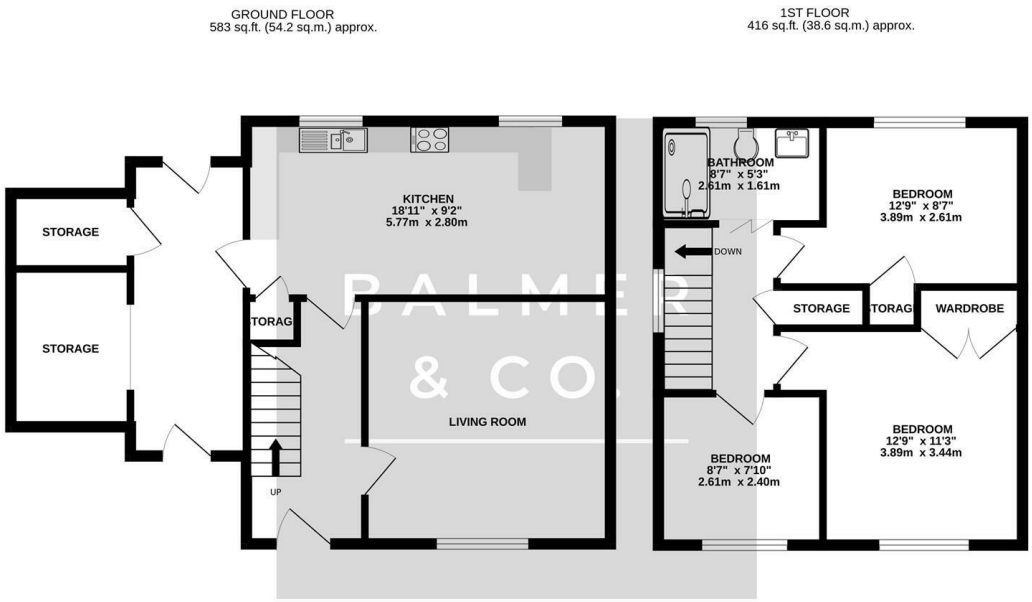
SALES & LETTINGS

Coronation Drive, Leigh, WN7 2YZ

Offers Over £150,000

BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house, located on Coronation Drive in Leigh. Offering spacious accommodation complete with off road parking and ideally with no onward chain, it would be perfect for first time buyers. Comprising in brief; entrance hallway, living room with log burner and a modern fitted kitchen/dining room. To the first floor are two double bedrooms, a single bedroom and a three piece shower room. Externally, there is off road parking for two vehicles to the front of the property whilst to the rear there is an enclosed, low maintenance garden. There are also two outbuildings to the side of the property, one currently used as a utility room, the other could be used as a space to work from home. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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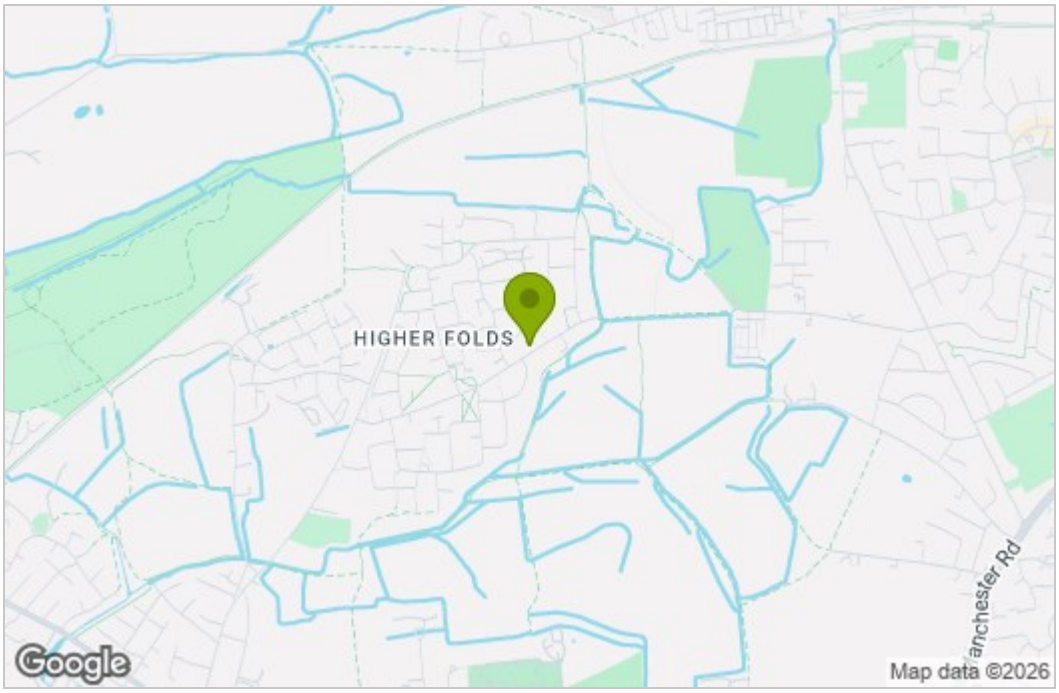
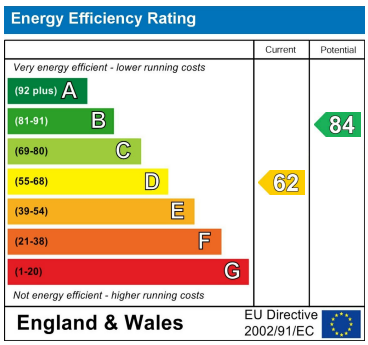
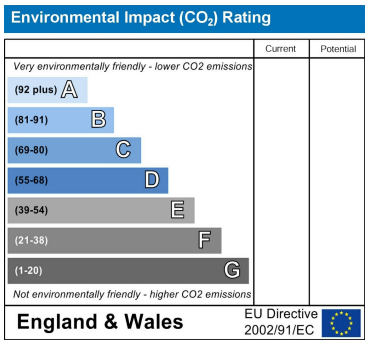
Area Map



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

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