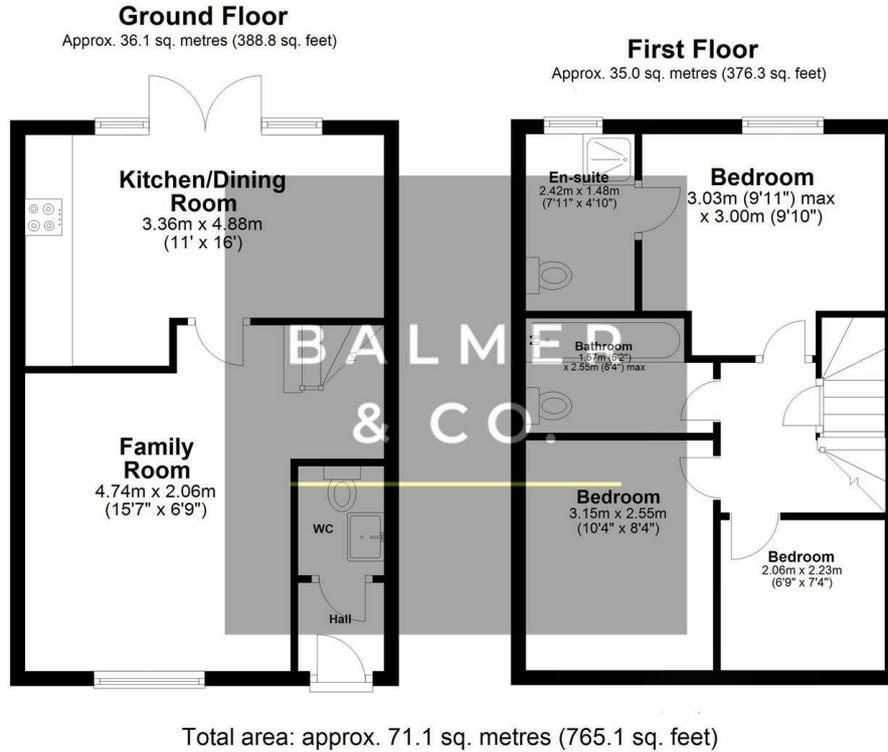


Yew Tree Close, Leigh, WN7 5DA  
£239,950

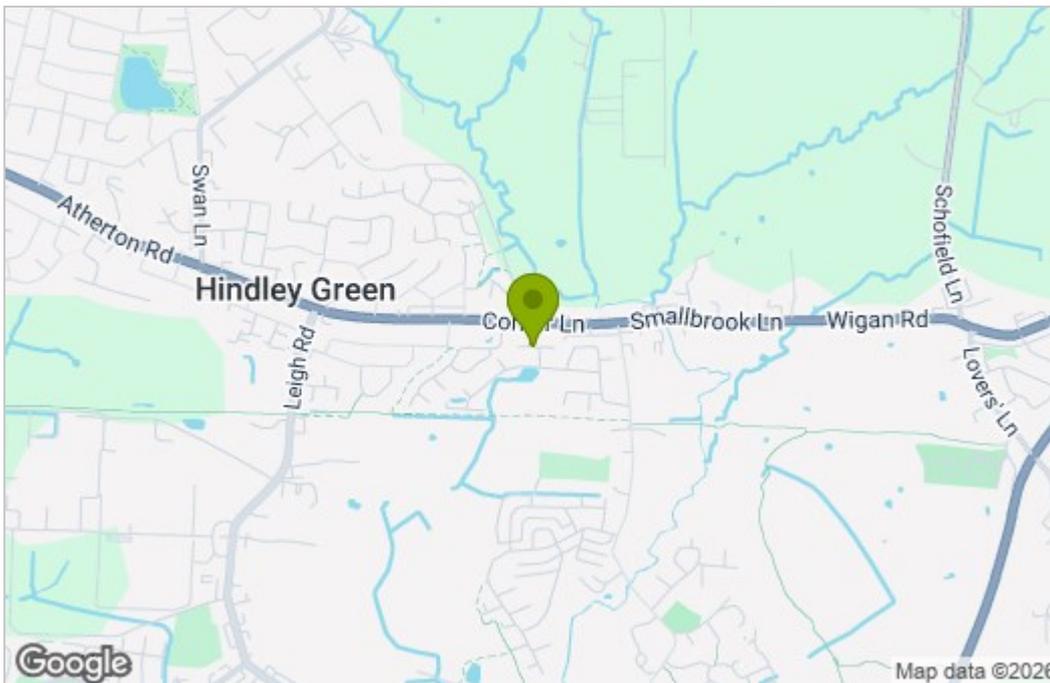


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house situated on a popular and well regarded residential development in Leigh. Immaculately presented throughout, this property comprises in brief of entrance hallway, large living room with added understair storage, modern fitted kitchen/dining room with integrated appliances and French doors leading to the rear garden, with a W.C, completing the ground floor. To the first floor is a large master bedroom with ensuite shower room, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally there is a double driveway to the front providing off-road parking for two vehicles, whilst to the rear there is a fully enclosed, low maintenance rear garden with patio and astroturf areas. Early viewings highly recommended, all enquiries welcome.

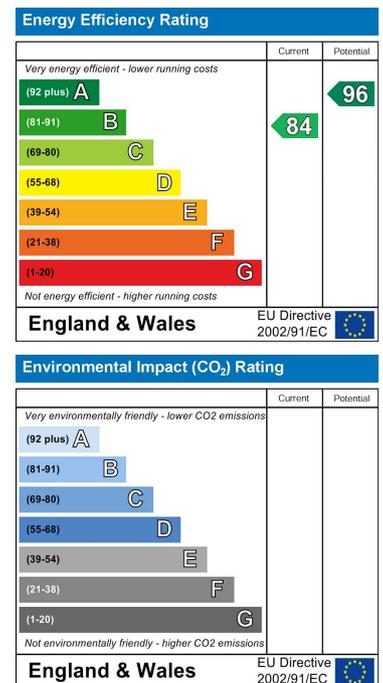
## Floor Plan



## 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.