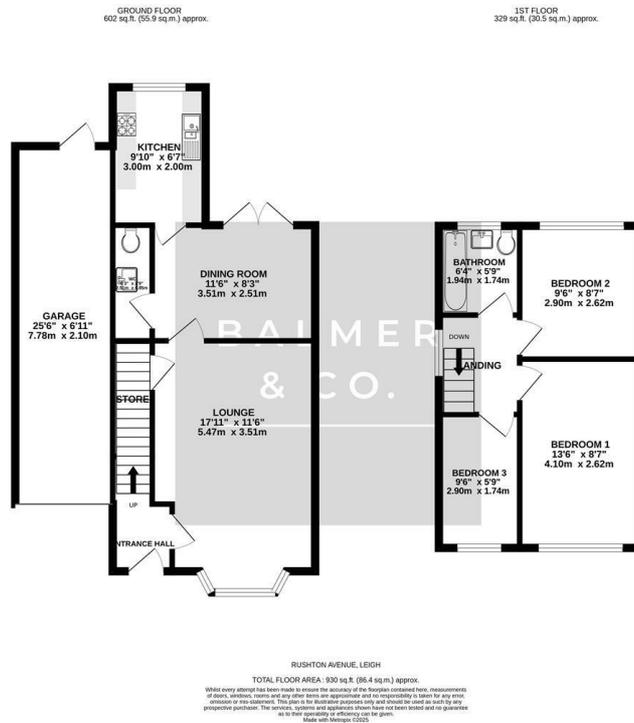


Rushton Avenue, Leigh, WN7 5NB  
£199,950

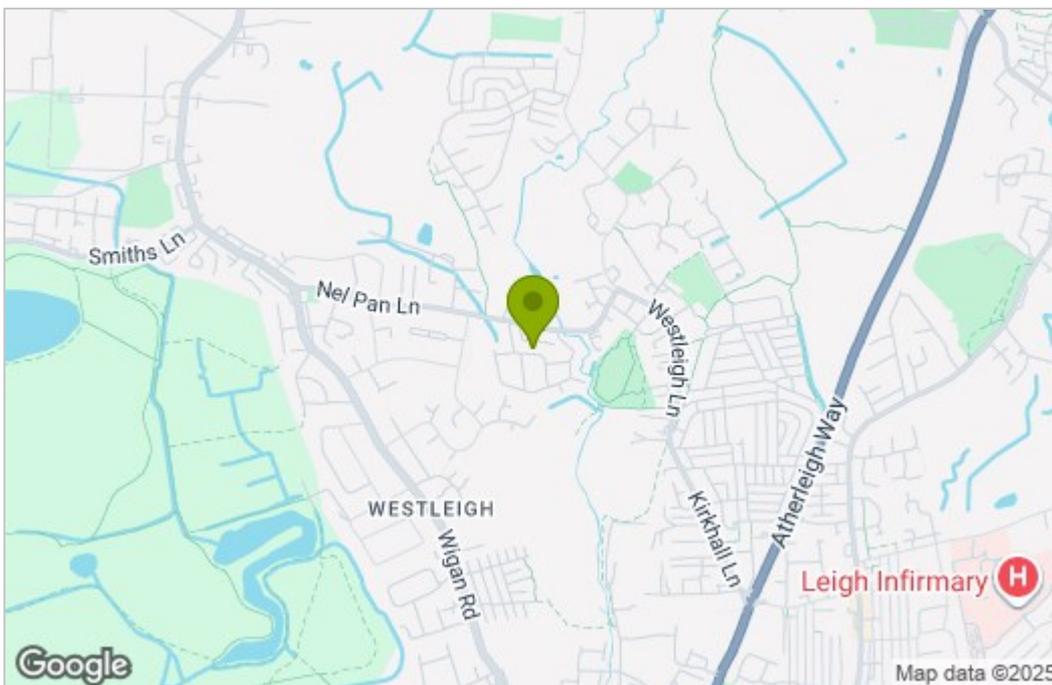


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Leigh. Very nicely presented throughout and extended to the rear, this property comprises in brief of entrance hallway, large bay fronted living room, dining room with French doors leading to the rear garden, modern fitted kitchen extension to the rear with integrated appliances and feature skylight, with a W.C, completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property has a low maintenance frontage providing ample off-road parking with an attached single garage providing external storage, whilst to the rear there is a fully enclosed garden with lawn and patio areas. Early viewings highly recommended, all enquiries welcome.

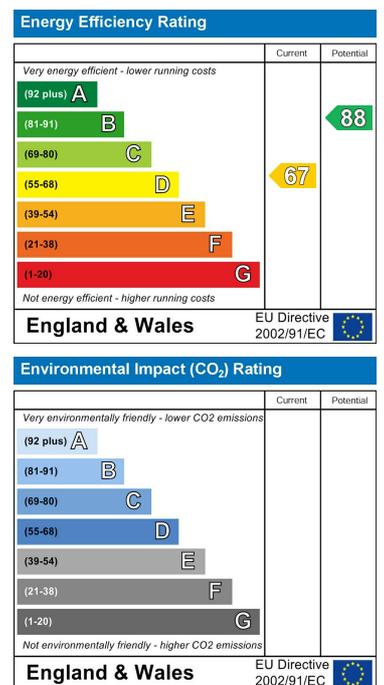
## Floor Plan



## 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.