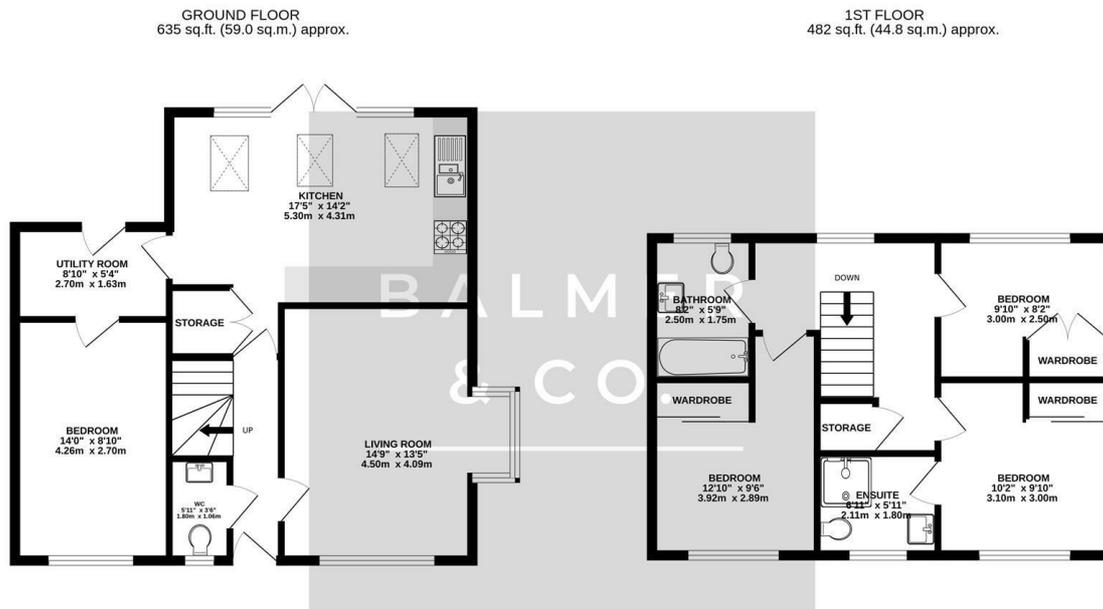


Nixon Phillips Drive, Wigan, WN2 4UP
£350,000



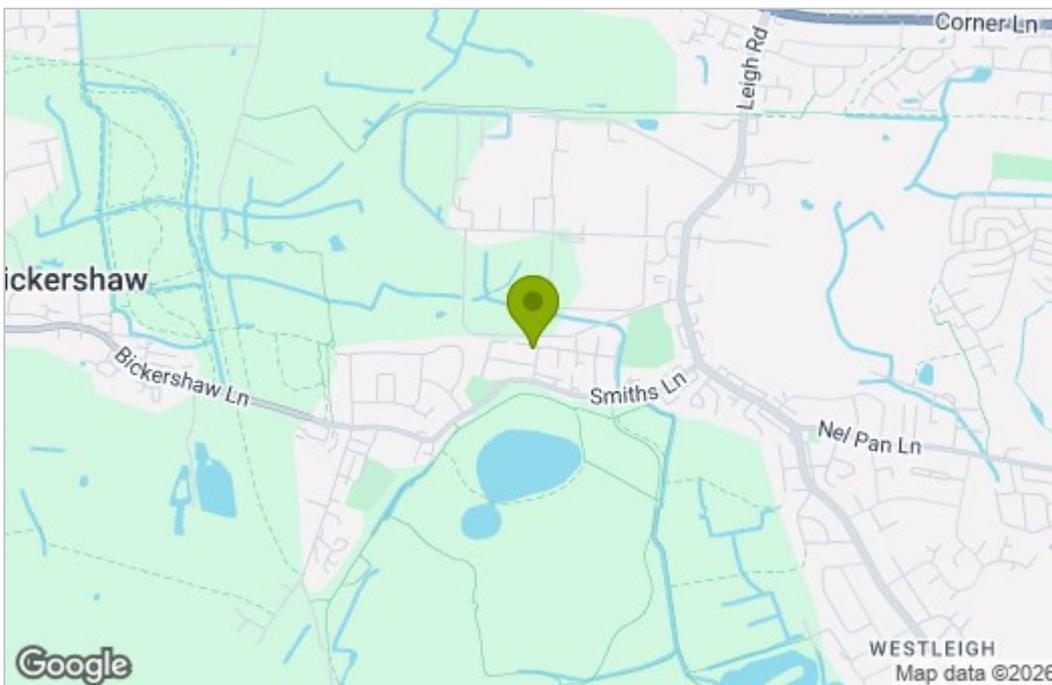
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic four bedroom detached family home situated on the border of Hindley Green and Leigh. Immaculately presented throughout and offering fantastic living accommodation, this property has been modified by its current owners to incorporate a fourth downstairs bedroom. Comprising in brief of entrance hallway, large bay fronted living room with feature electric fireplace, open plan kitchen/dining room with modern integrated appliances, utility store containing washing machine and tumble dryer, with French doors leading to the rear garden, ground floor bedroom converted from the original garage, with a store room beyond, with a W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms, both with fitted wardrobes, with a modern three piece family bathroom completing the accommodation on offer. Externally the property occupies a larger than average plot for the development, with a double driveway to the front, private side garden, and a West facing garden to the rear. The property is also located next to the developments green area ideal for kids or small dog walks. Early viewings highly recommended, all enquiries welcome.

Floor Plan

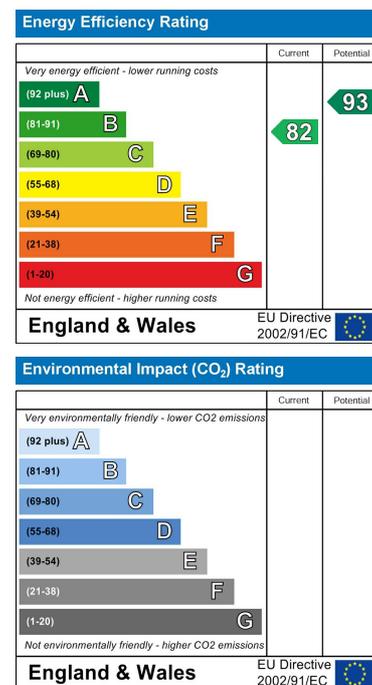


TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.