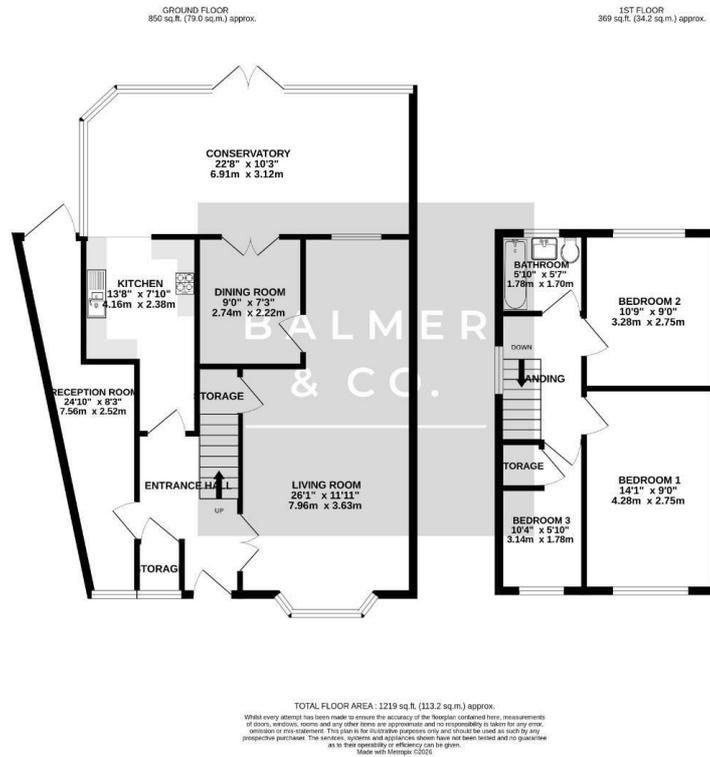


Aylesbury Crescent, Hindley Green, WN2 4TY  
Offers Over £230,000

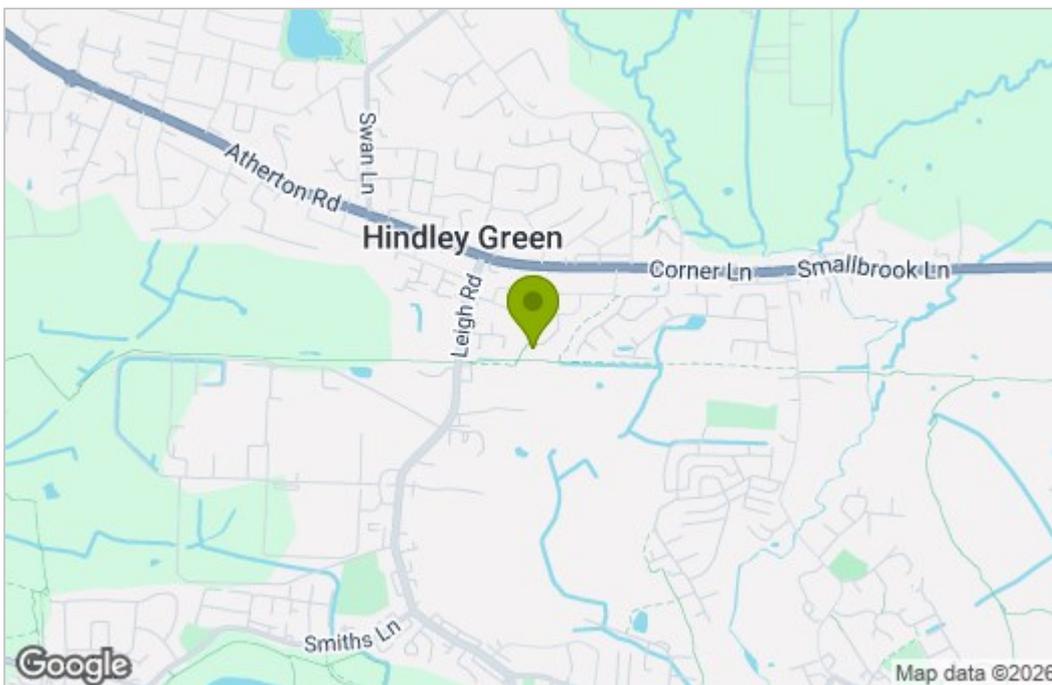


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three/four bedroom semi-detached house in Hindley Green. Offered with NO ONWARD CHAIN this property has been heavily extended to the side and rear and offers spacious family living accommodation. Comprising in brief of entrance hallway, large open plan living/sitting room with bay window to the front, separate dining room, fitted kitchen, large conservatory to the rear, with a downstairs fourth bedroom/office 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 has a double driveway to the front providing ample off-road parking, whilst to the rear there is a fully enclosed, South facing garden. Early viewing highly recommended, all enquiries welcome.

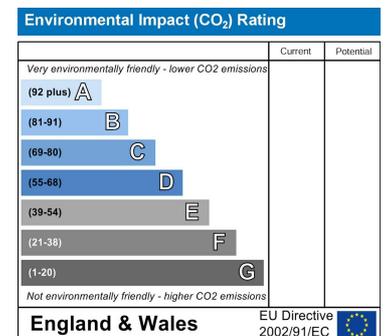
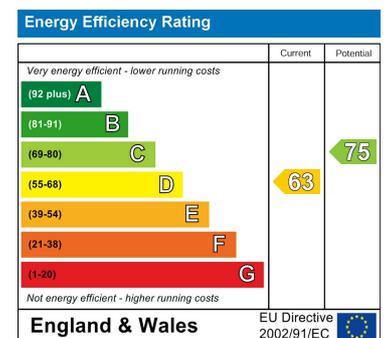
## Floor Plan



## 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.