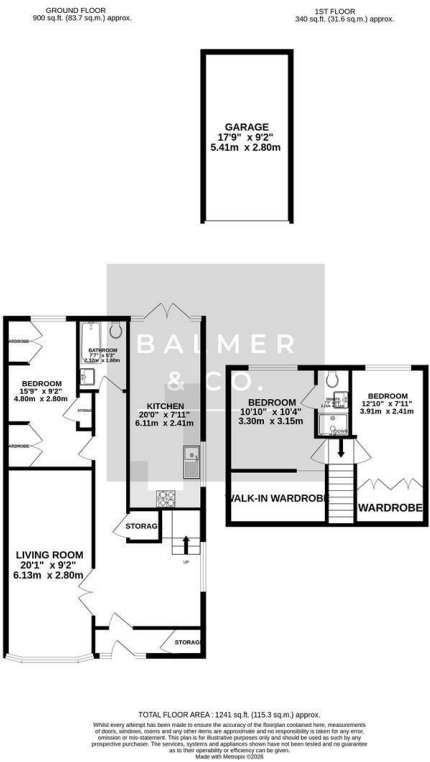


Thames Avenue, Leigh, WN7 3NG
£325,000

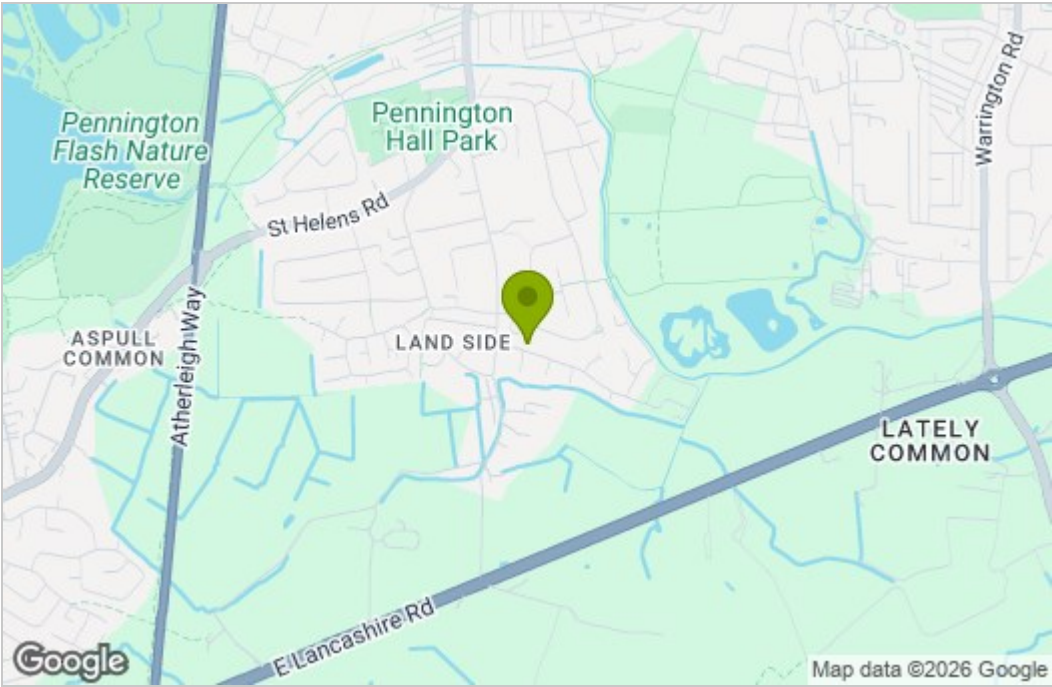


BALMER & CO in LEIGH are delighted to offer FOR SALE this stunning three bedroom semi detached dormer bungalow located on Thames Avenue, a sought after residential area in the Pennington area of Leigh. Immaculately presented throughout it is a true credit to its current owners and must be viewed to appreciate. The ground floor comprising in brief; entrance porch, hallway, spacious living room, modern fitted kitchen/dining room with integrated appliances, a fitted double bedroom and a three piece bathroom suite. To the first floor is a master bedroom with en-suite shower room and walk in wardrobe. A second double bedroom with fitted wardrobes completes the internal accommodation. Externally, there is a large driveway to the front providing ample off road parking whilst to the rear there is a good sized, low maintenance garden with a detached single garage. The property is also conveniently located within immediate walking distance to locals shops and is closely located to Leigh Rugby Union as well as Leigh Cricket club. Early viewings highly recommended, all enquiries welcome.

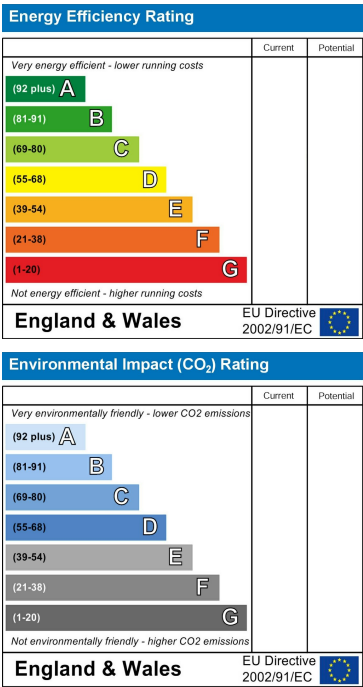
Floor Plan



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