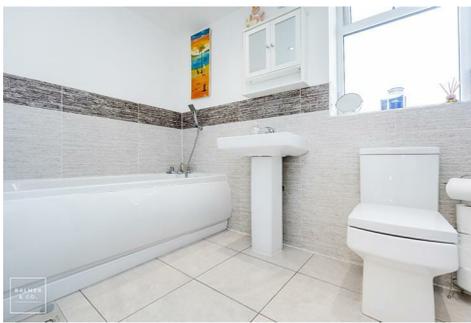
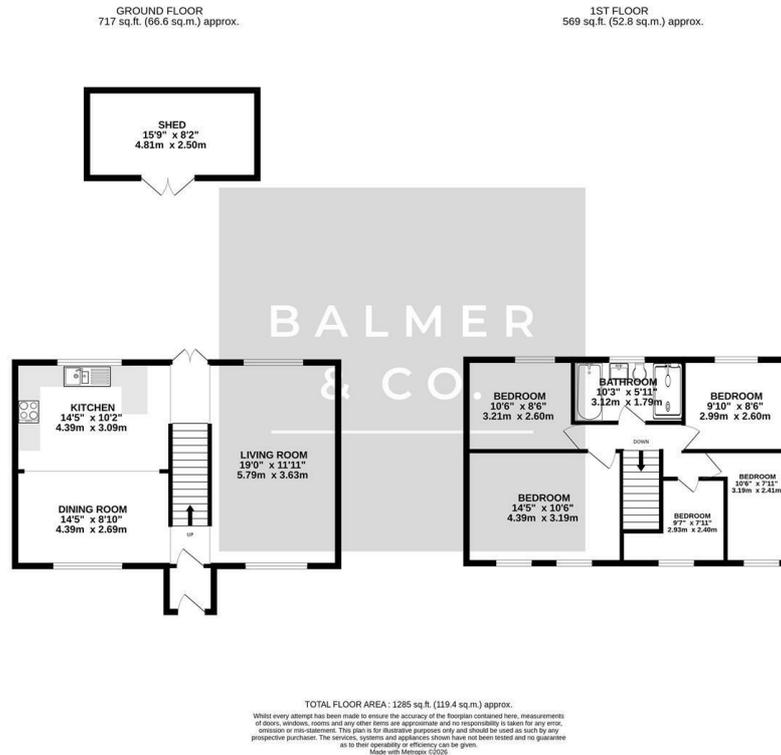


Fell Street, Leigh, WN7 4RE  
£295,000

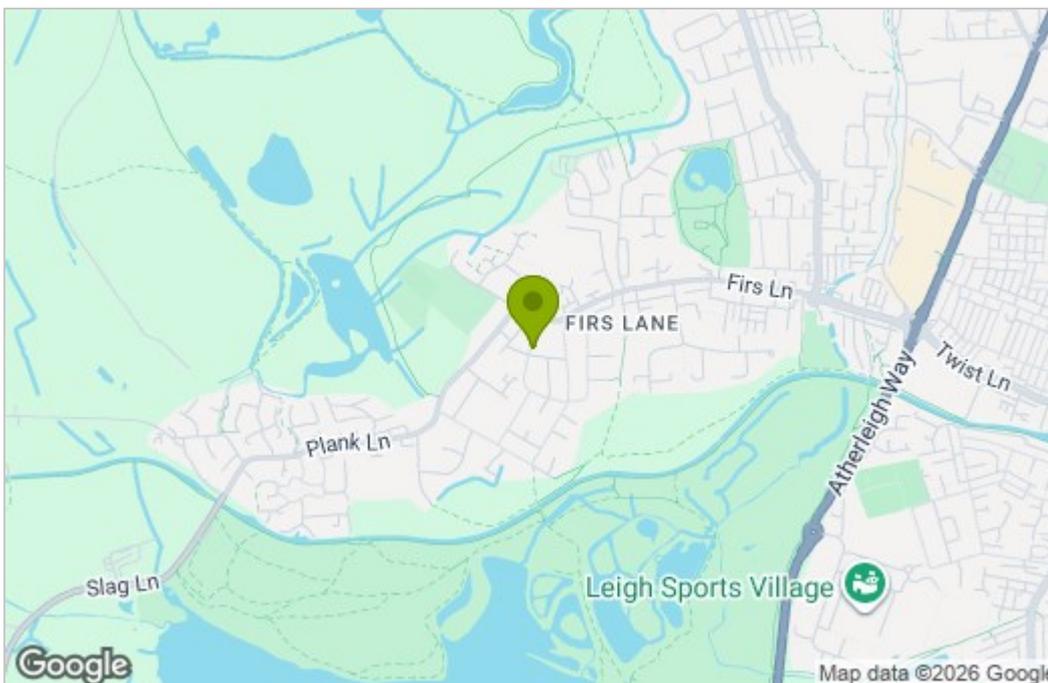


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic five bedroom semi-detached house in Leigh. Heavily extended and converted throughout, this property has been fully refurbished throughout and is immaculately presented to the market. Comprising in brief of entrance porch, with a large open plan living space downstairs comprising large living room, dining room and a modern fitted kitchen with fully integrated appliances, with French doors leading to the rear garden completing the ground floor. To the first floor is a large master bedroom, two further double bedrooms, two single bedrooms, with a four piece family bathroom completing the accommodation on offer. Externally the property occupies a large corner plot with front and side gardens, and a driveway providing off-road parking, whilst to the rear there is a fully enclosed West facing garden with external summer house and hot tub included in the sale. Properties of this quality rarely come to the market, early viewings highly recommended, all enquiries welcome.

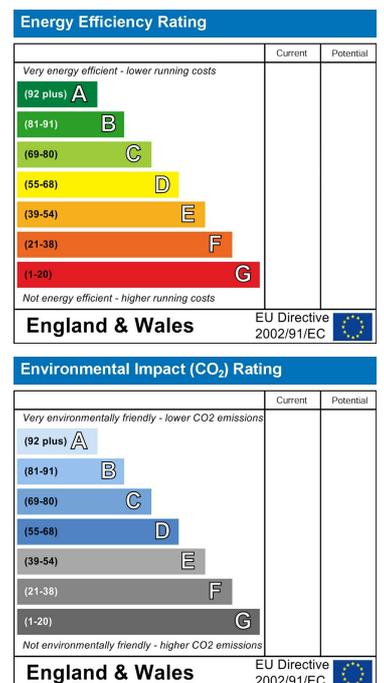
## Floor Plan



## 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.