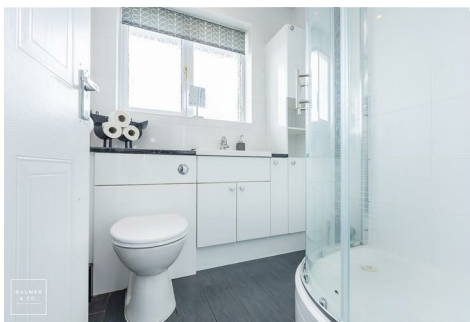
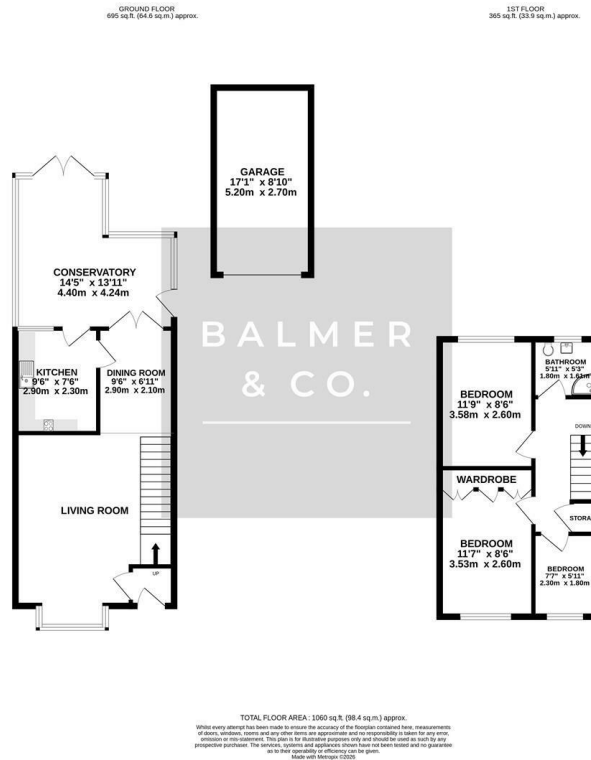


Grenaby Avenue, Wigan, WN2 4HZ  
Offers Over £270,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached house in the ever popular Hindley Green. Very well maintained throughout and extended to the rear, this property offers spacious living accommodation and would make an excellent family home. Comprising in brief of entrance hallway, large bay fronted living room with feature fireplace, fitted kitchen, separate dining room, with a large L-shaped conservatory to the rear completing the ground floor. To the first floor is a master bedroom with fitted wardrobes, second double bedroom, third single bedroom, with a modern three piece shower room completing the accommodation on offer. Externally the property occupies a generous plot with a newly landscaped garden frontage and driveway, whilst to the rear there is a fully enclosed, nicely presented garden with a detached single garage. Early viewing highly recommended, all enquiries welcome.

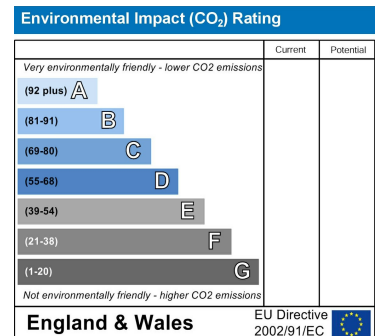
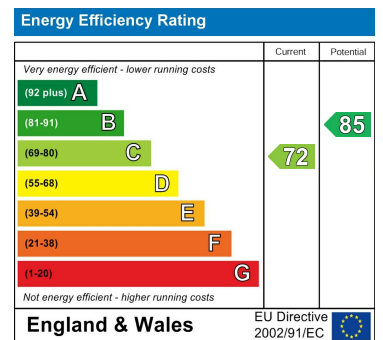
## Floor Plan



## 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.