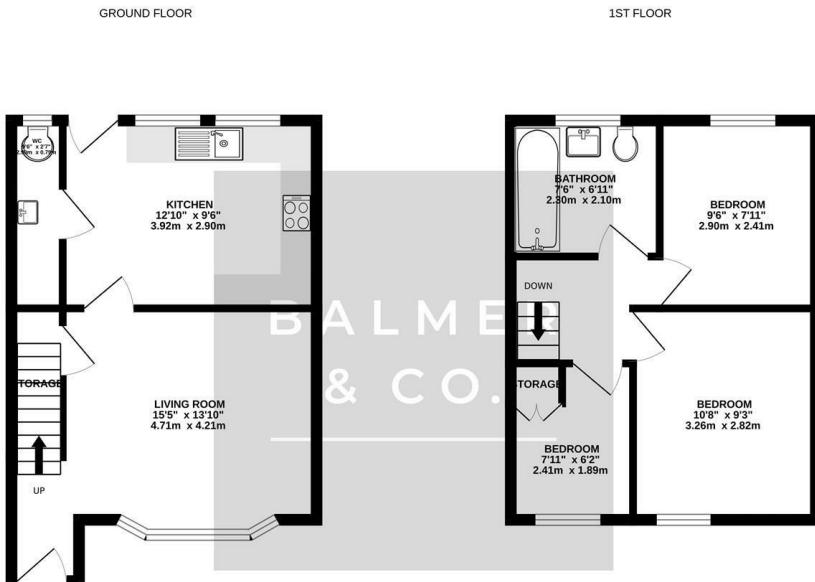


Rugby Road, Leigh, WN7 3HB  
£160,000



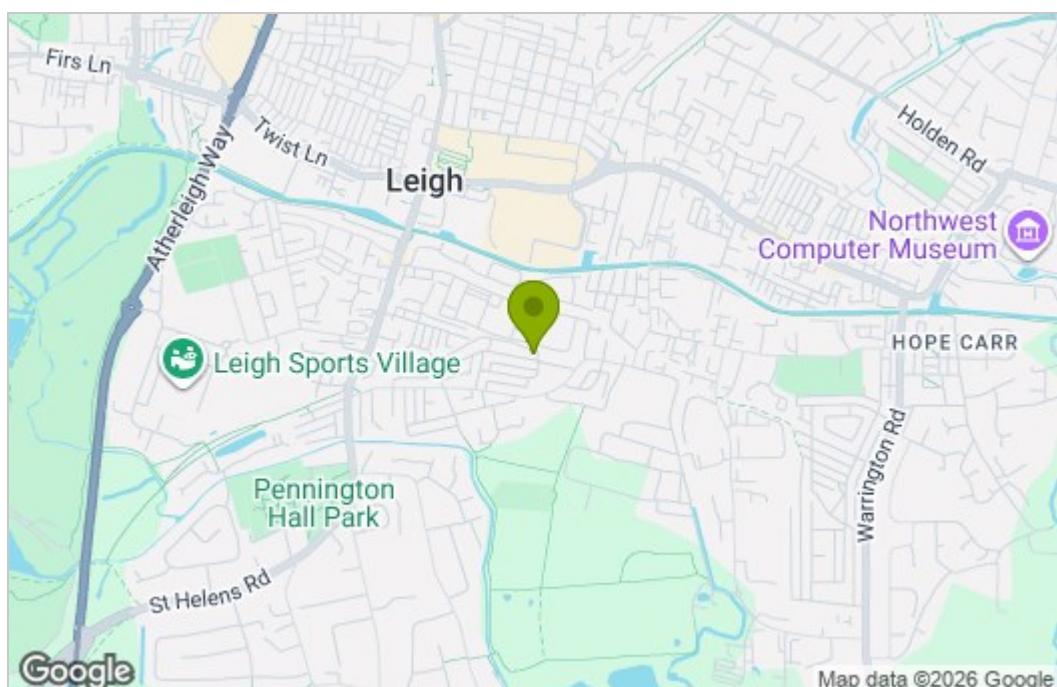
BALMER & CO in LEIGH are delighted to offer FOR SALE this spacious three bedroom mid terrace property located on Rugby Road, a popular residential location in Leigh. Well presented throughout it is ready to move into and would be perfect for a first time buyer. The ground floor comprising in brief; bay fronted living room and a modern fitted kitchen with a separate utility and w.c. To the first floor are three bedrooms, two doubles and one single, with a three piece bathroom suite completing the internal accommodation. Externally, the property has a good sized garden to the front with on street parking. To the rear is an enclosed, low maintenance garden which is not overlooked. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

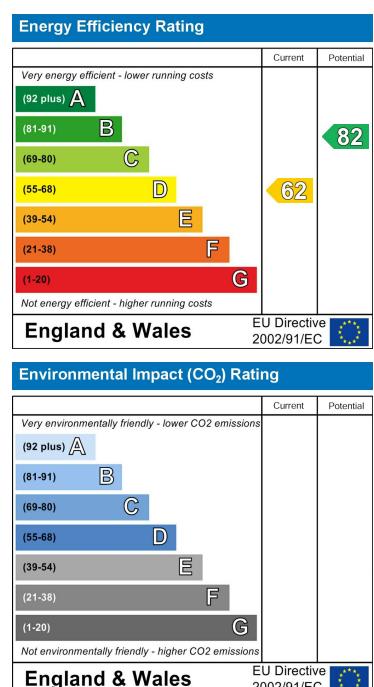


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and can only be used as such by any prospective purchaser. The service, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetrIx 52025.

## 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.