BALMER & CO.

SALES & LETTINGS

Garden Vale, Leigh, WN7 5SY

Guide Price £49,950















Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £57,000

BALMER & CO in LEIGH are delighted to offer FOR SALE with no onward chain this fantastic one bedroom, first floor apartment in a popular and well regarded residential location on the outskirts of Leigh. Very well presented throughout, this property comprises in brief of communal and private entrance hallway, modern fitted kitchen with appliances, open plan living/dining room, large double bedroom, with three piece family bathroom completing the accommodation on offer. Outside are communal gardens and communal carpark, providing off road parking. Early viewings highly recommended, all enquires welcome.

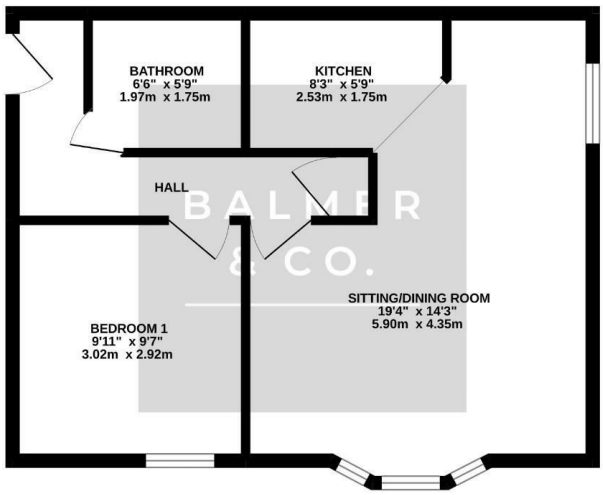
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Floor Plan

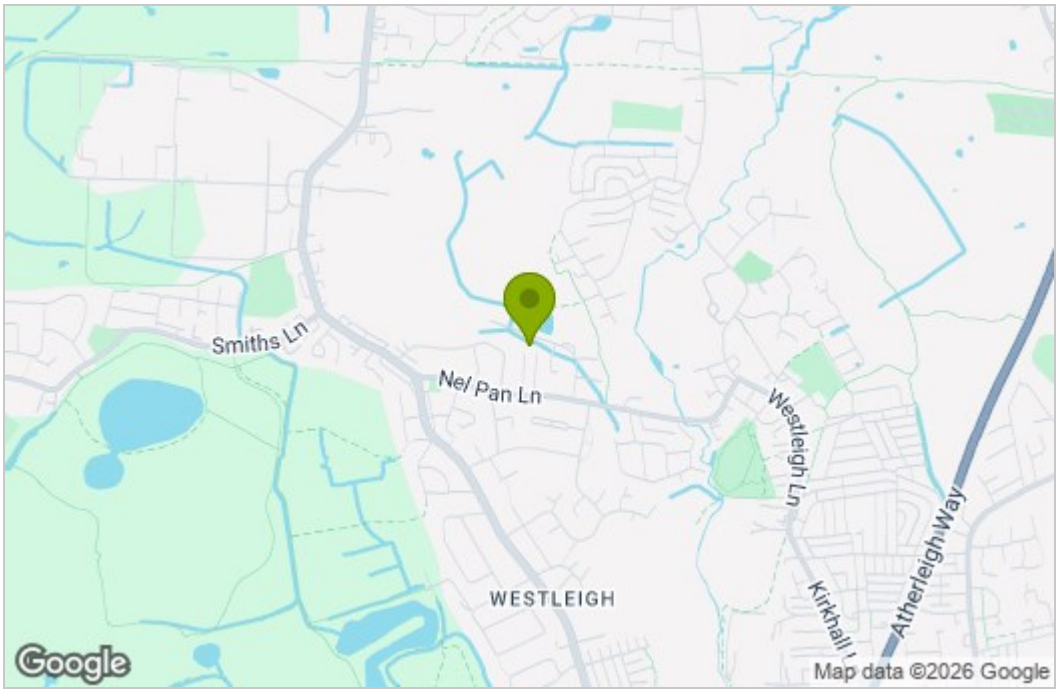
SECOND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



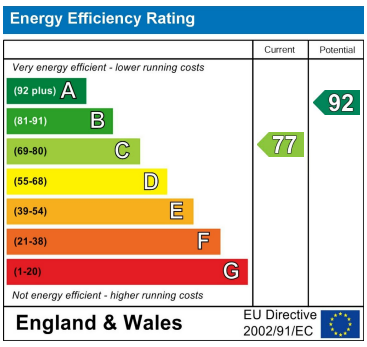
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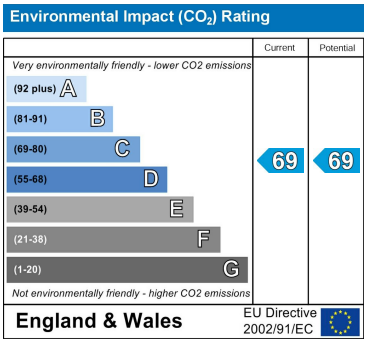
TOTAL FLOOR AREA : 444 sq.ft. (41.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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