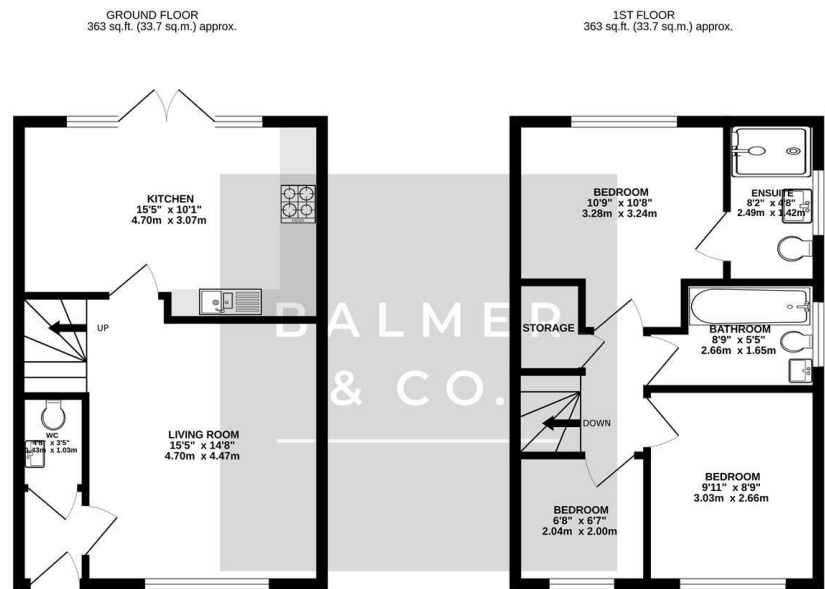


Yew Tree Close, Leigh, WN7 5DA
Offers Over £240,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this modern three bedroom semi detached home, situated on a popular and well regarded residential development in Leigh. Immaculately presented throughout it is ready to move into and would be perfect for a couple or small family. Comprising in brief; entrance hallway with wc, living room with staircase to the first floor, fitted kitchen/dining room with integrated appliances and French doors leading to the rear garden. To the first floor is a master bedroom with en-suite shower room, second double bedroom with fitted wardrobes and third single bedroom. A three piece family bathroom suite completes internal accommodation. Externally there is a double driveway to the front providing off-road parking for two vehicles, whilst to the rear there is a fully enclosed, low maintenance garden with outside tap and power sockets. Early viewings highly recommended, all enquiries welcome.

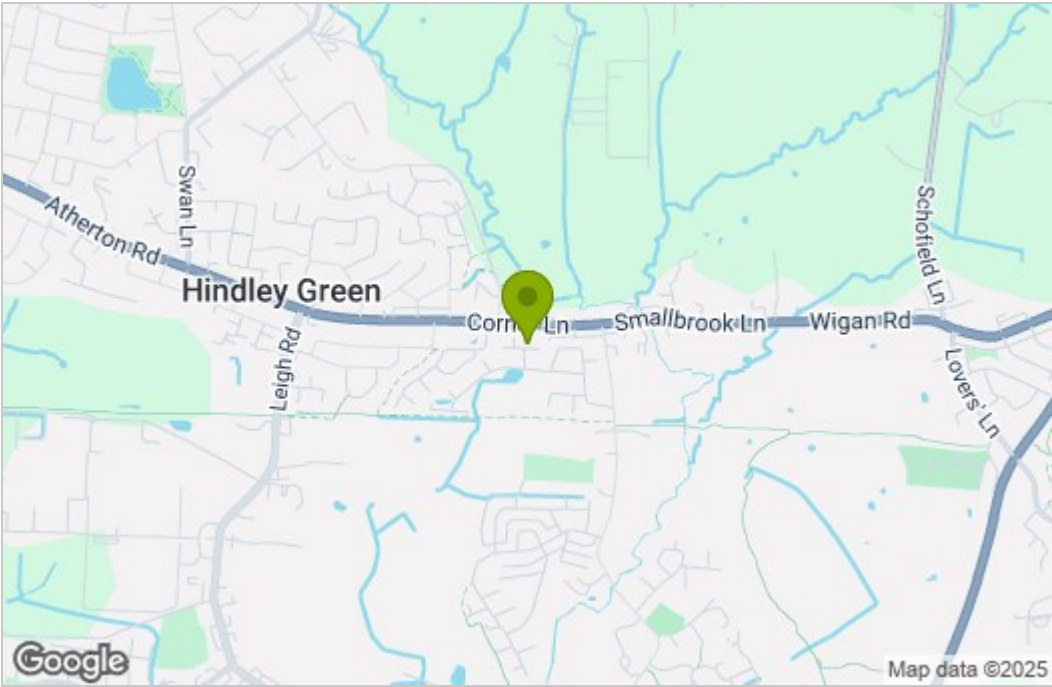
Floor Plan



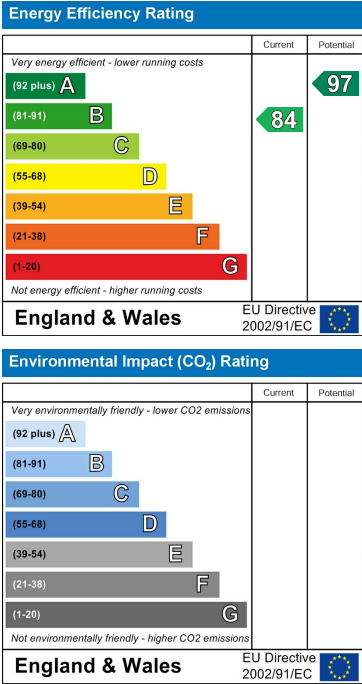
TOTAL FLOOR AREA - 726 sq.ft. (67.4 sq.m.) approx.

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.