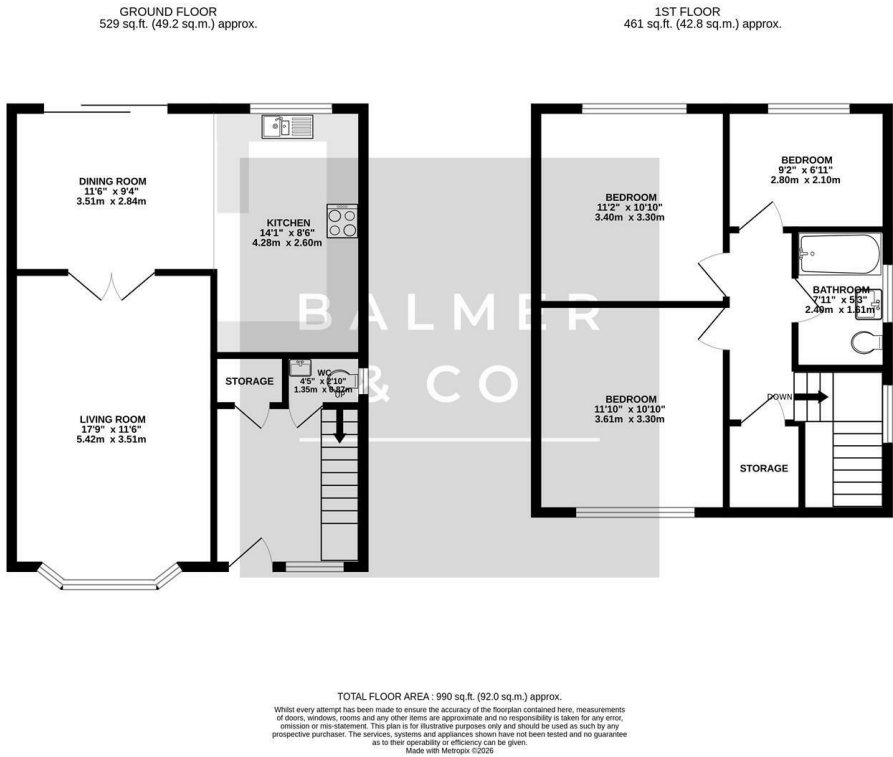


Kenwood Avenue, Leigh, WN7 2LP
£350,000

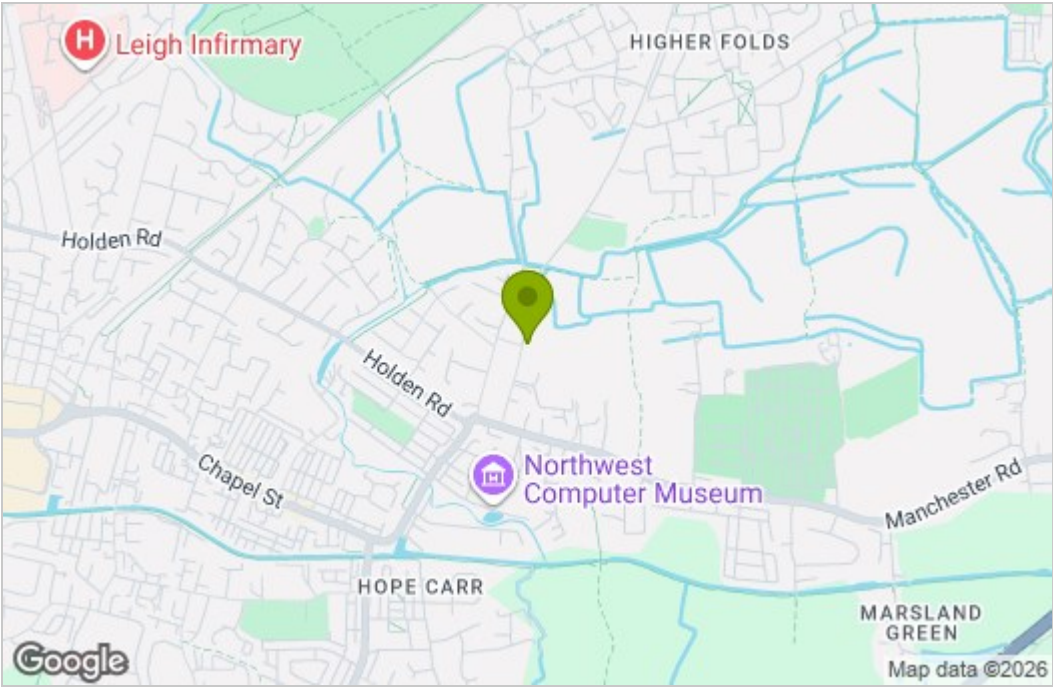


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house situated in a popular and well regarded residential location. Immaculately presented throughout having been fully renovated by its current owners, this property simply must be viewed. Comprising in brief of entrance hallway, large bay fronted living room, open plan kitchen/dining room with modern integrated appliances, breakfast bar and patio doors leading to the rear garden, with a W.C, and separate storage cupboard completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom, with a modern three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a long driveway providing ample off-road parking, whilst to the rear there is a large, fully enclosed, private garden with an open aspect beyond and detached single garage. The property is ideally located within walking distance of Bedford High School and is also within close proximity of shops, other schools and amenities, as well as the East Lancashire road. Early viewings highly recommended, all enquiries welcome.

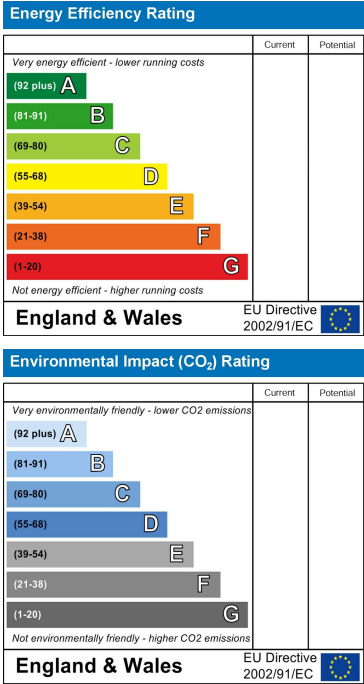
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.