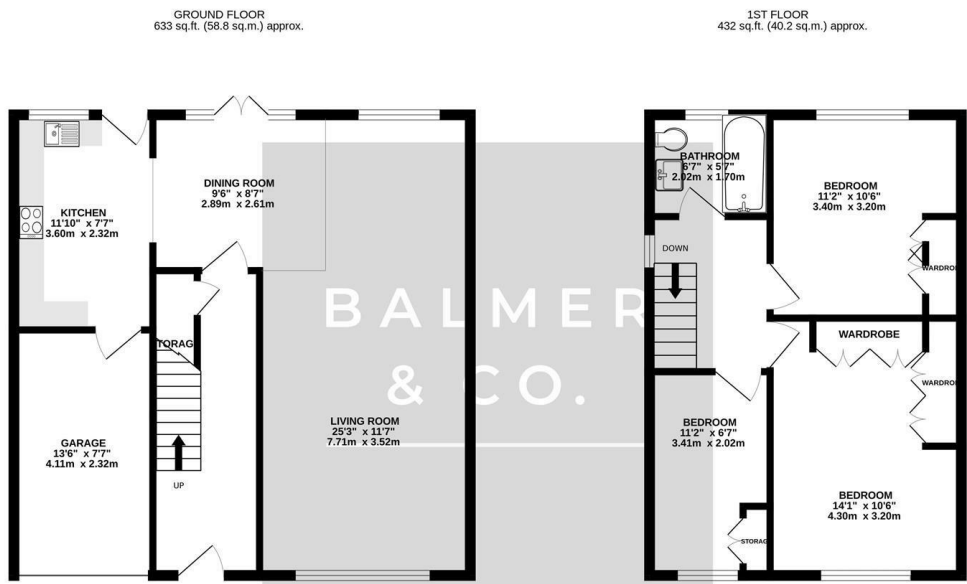


Townson Drive, Leigh, WN7 3NJ
Offers Over £285,000



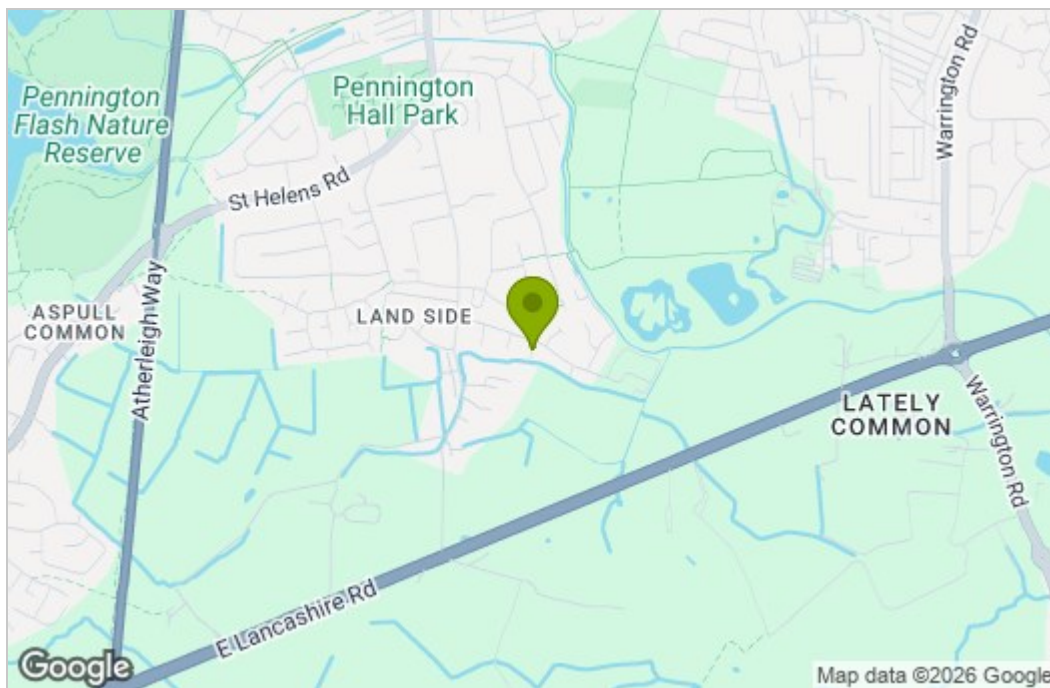
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi detached home located on Townson Drive, a quiet cul-de-sac in the ever popular Pennington area of Leigh. Well presented throughout with an enclosed private garden it is a credit to its current owners who have lovingly maintained the property during their time here. The ground floor comprising in brief; entrance hallway, large dual aspect living room with log burner, separate dining area and fitted kitchen leading to the integral garage. To the first floor you'll find three bedrooms with fitted furniture, two double and one single, with a three piece bathroom suite completing the accommodation on offer. Externally, the property has a garden frontage with a driveway leading to the attached single garage. To the rear is an enclosed, West facing rear garden with a summer house. The property is ideally located in a well regarded residential development and is within walking distance of Leigh Rugby Union and Cricket clubs, as well Pennington Hall park. Early viewings highly recommended, all enquiries welcome.

Floor Plan

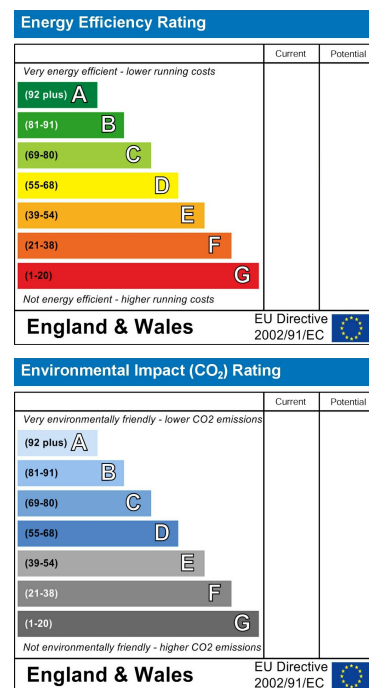


TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.