Anchor Field, Leigh, WN7 4GN

£110,000









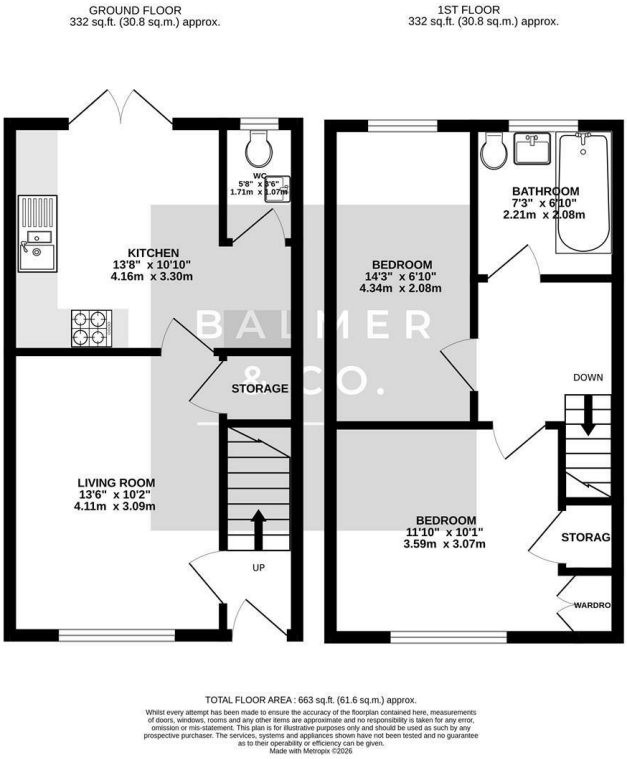






BALMER & CO in LEIGH are delighted to offer FOR SALE * 50% OWNERSHIP * of this modern two bedroom semi detached, located just off St Helens Road on the highly popular Anchor Field. Well presented throughout and conveniently placed for access to a wide range of amenities, it would be a perfect starter home. The ground floor comprising in brief; entrance, living room, a modern fitted kitchen/diner with integrated appliances and patio doors out to the rear garden and a downstairs w.c. To the first floor is a master bedroom with fitted wardrobes, a generous second bedroom and a three piece bathroom suite. Externally, there is a small garden to the front of the property and an off road parking space whilst to the rear, is a good sized, enclosed garden. Early viewings highly recommended, all enquiries welcome.

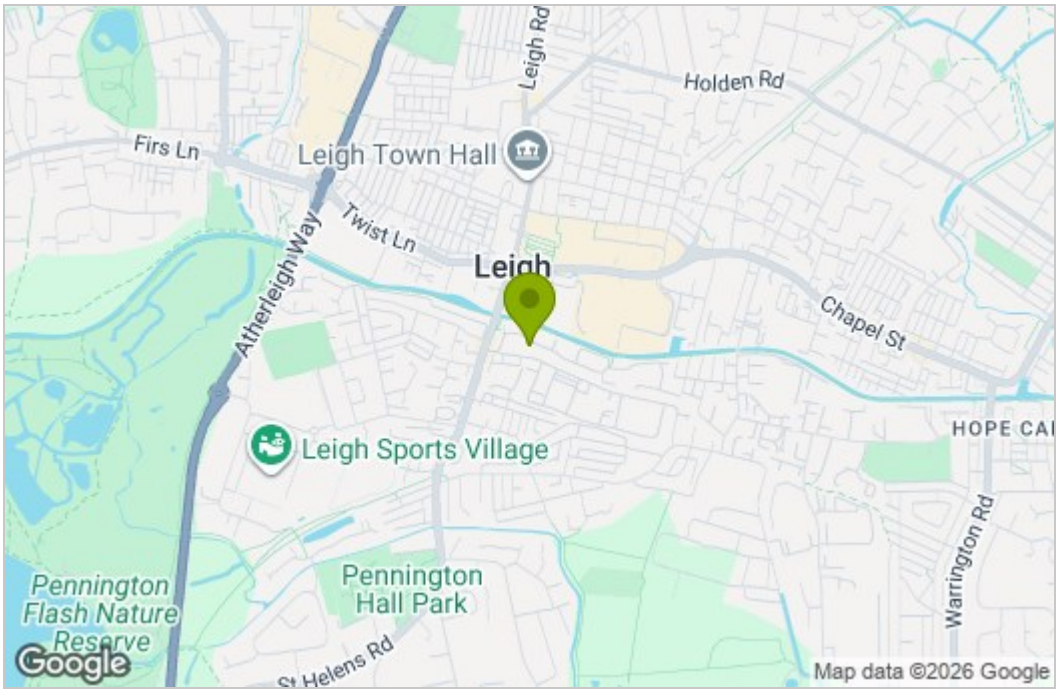
Floor Plan



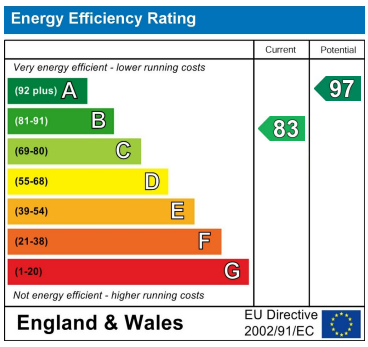
TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

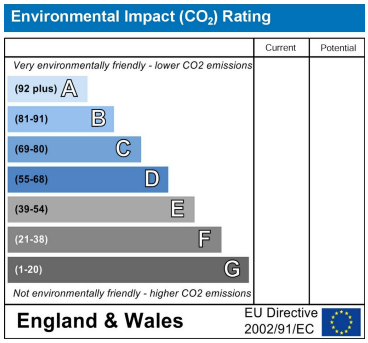
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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