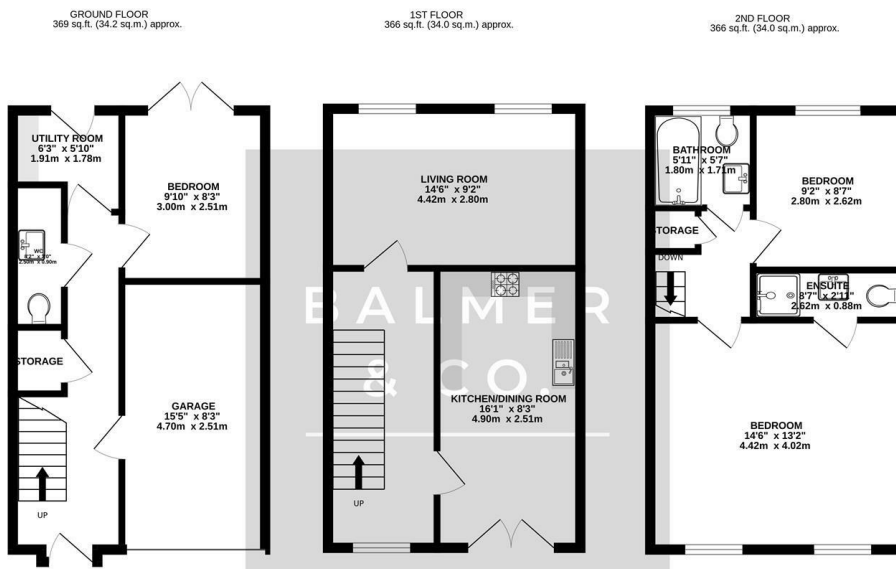


Stott Wharf, Leigh, WN7 2ER
£220,000



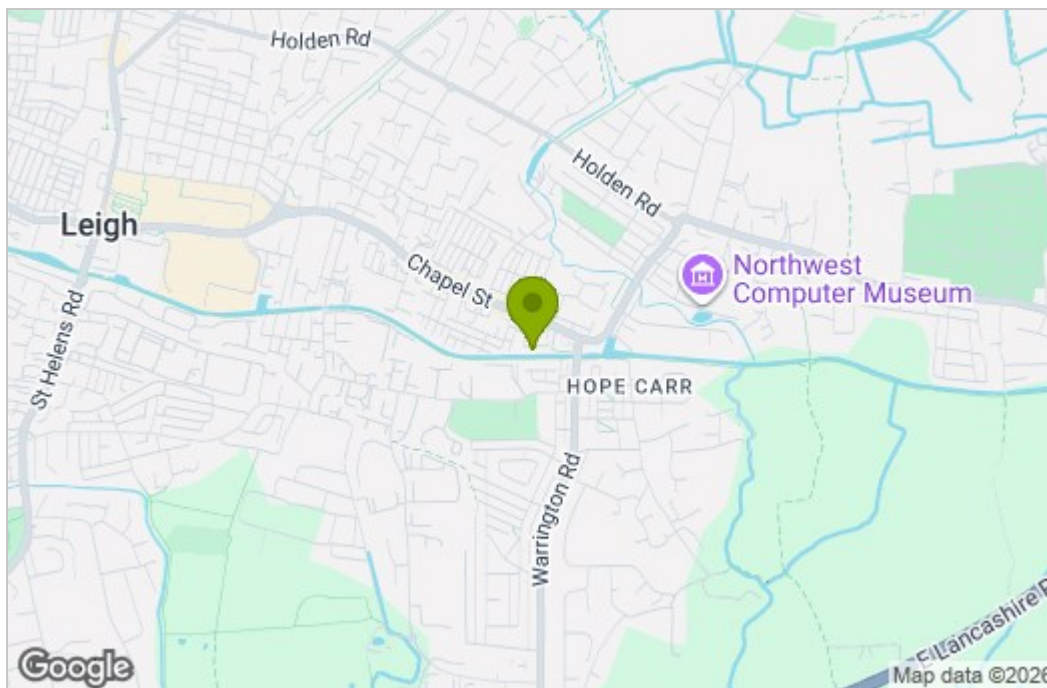
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three storey end-townhouse situated on the quiet and popular Stott Wharf development in Leigh. Offered with NO ONWARD CHAIN this property is very nicely presented throughout and has been well maintained by its current owner. Comprising in brief of entrance hallway, ground floor with French doors, utility room, W.C. with an integral garage completing the ground floor. To the first floor is a large living room, with a separate modern fitted kitchen/dining room with a Juliette balcony. To the second floor is a large master bedroom with ensuite shower room, second double bedroom, with a modern three piece family bathroom completing the accommodation on offer. Externally the property has a driveway to the front providing off-road parking, whilst to the rear there is a fully enclosed, low maintenance, West facing garden. The property is located in the popular Bedford area of Leigh and is within close proximity of local shops, schools and amenities, as well as the East Lancashire Road. Early viewings highly recommended, all enquiries welcome.

Floor Plan

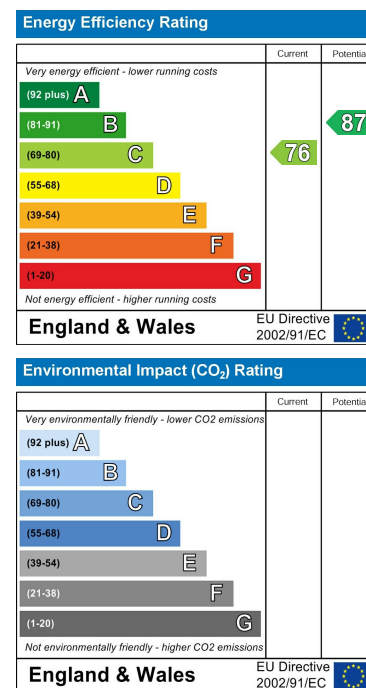


TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.