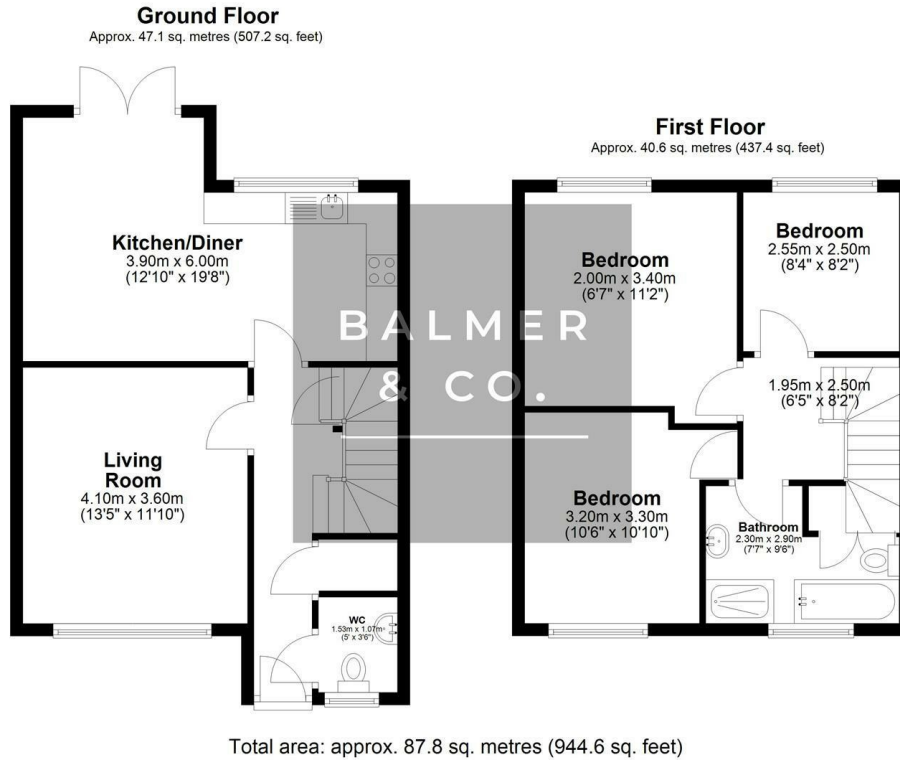


St. Nicholas Road, Lowton, WA3 1DY  
Offers Over £220,000

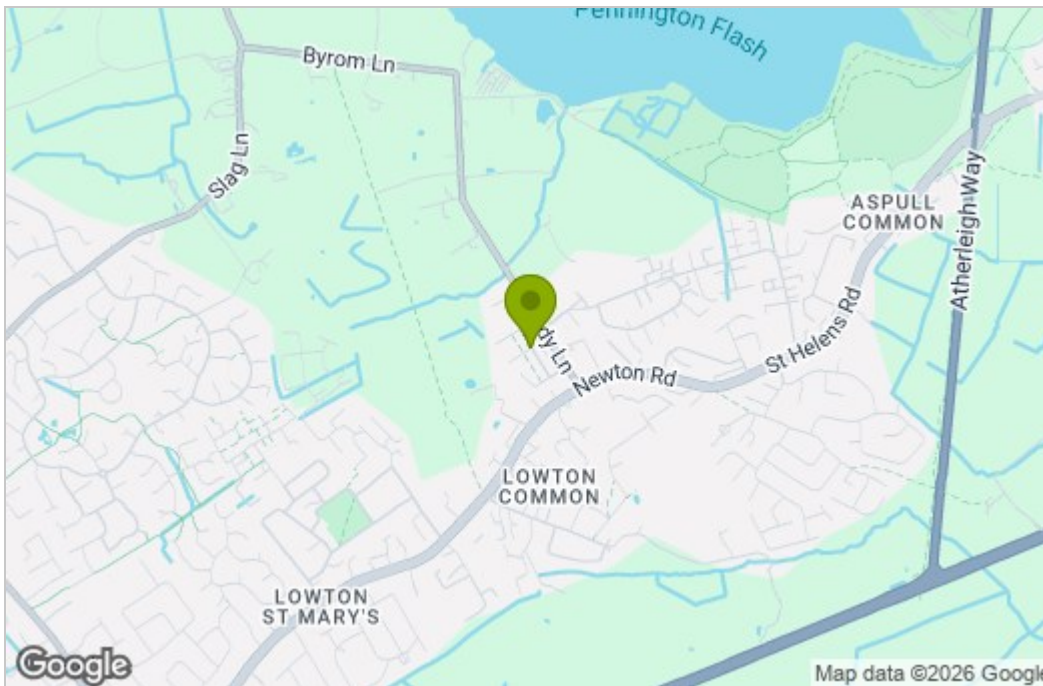


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached house in Lowton. Offered with no onward chain, this property offers excellent family living space and is ideally located to local shops, schools and amenities. Comprising in brief of entrance hallway, living room, large open plan kitchen/dining room with French doors leading to the rear garden, with W.C, and storage cupboard completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, second double bedroom with fitted wardrobe and dresser, third single bedroom, with a four piece family bathroom completing the accommodation on offer. Externally the property has a large driveway to the front providing ample off-road parking for several vehicles, whilst to the rear there is a fully enclosed, low maintenance garden with astroturf and patio areas. Early viewings highly recommended, all enquiries welcome.

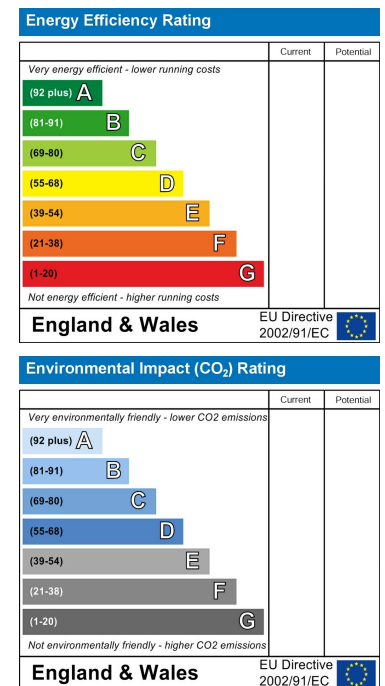
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.