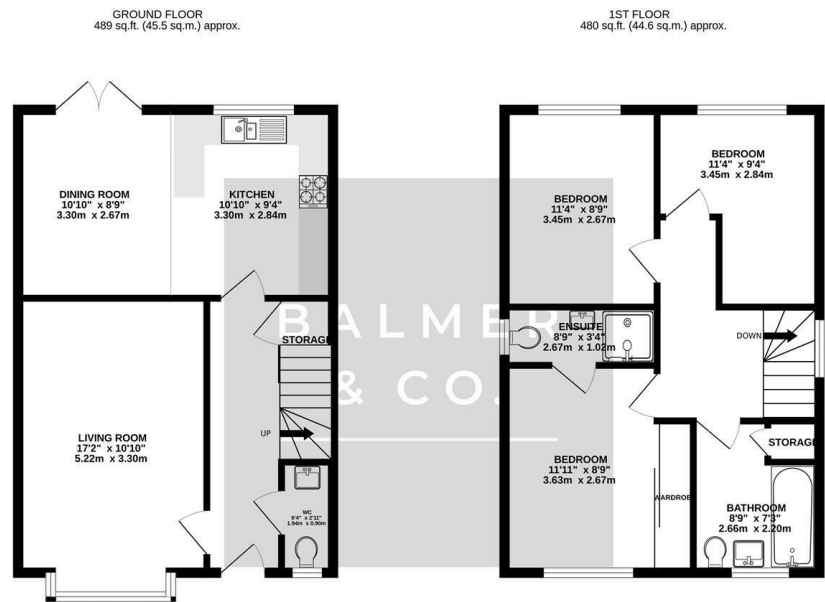


Yew Tree Close, Leigh, WN7 5DA
£300,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom detached home tucked away on Yew Tree Close, a popular residential area located on the Kingswood Park development in Leigh. Well presented throughout whilst occupying a quiet cul-de-sac position with South facing rear garden, it would be perfect for young or growing families looking to move in and unpack. The ground floor comprising in brief; entrance hallway with w.c, living room with electric fireplace and modern fitted kitchen/diner with patio doors leading out to the rear garden. To the first floor is a master bedroom with fitted wardrobes and an en-suite shower room, a second double bedrooms, a generous third bedroom and a three piece family bathroom suite. Externally, there is a garden frontage and a driveway for two vehicles to the side whilst to the rear, there is a good sized, South facing garden with artificial lawn. Early viewings highly recommended, all enquiries welcome.

Floor Plan

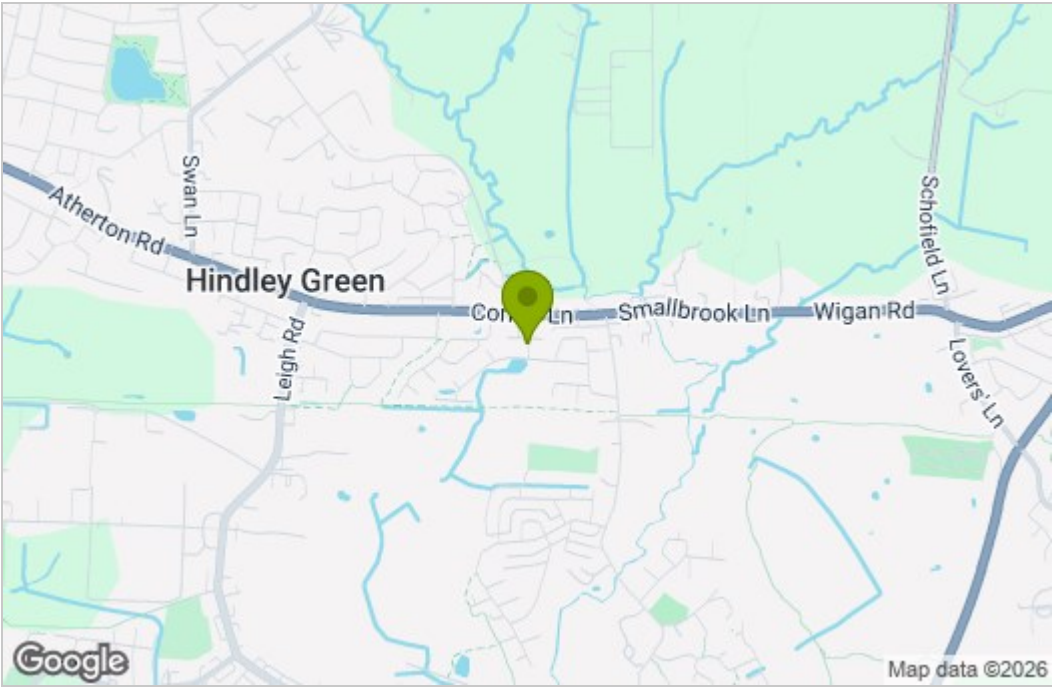


TOTAL FLOOR AREA - 969 sq.ft. (90.0 sq.m.) approx.

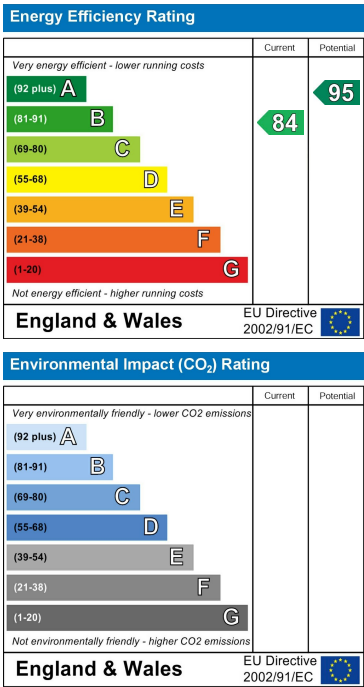
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix C2025

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.