

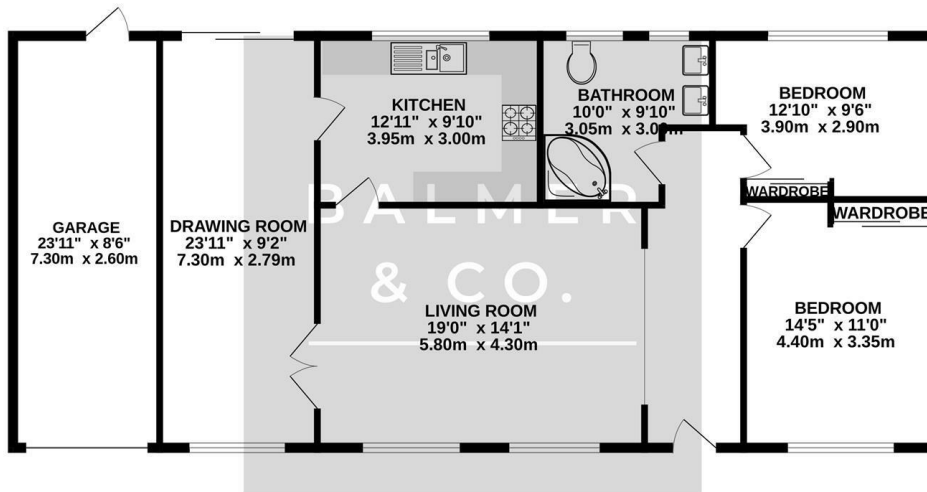
Leigh Road, Leigh, WN7 1UA  
£325,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this larger than average detached true bungalow located on Leigh Road, a popular and well regarded location where properties rarely become available. Well maintained throughout whilst occupying a fantastic plot with the potential to reconfigure/expand and ideally offered for sale with no onward chain, it must be viewed to appreciate. Comprising in brief; entrance hall, large living room, second sitting room, fitted kitchen with breakfast bar, two double bedrooms with built in storage and a spacious bathroom suite. Externally, there are large gardens to the front and rear with a driveway and attached double garage which could be converted. Early viewings highly recommended, all enquiries welcome.

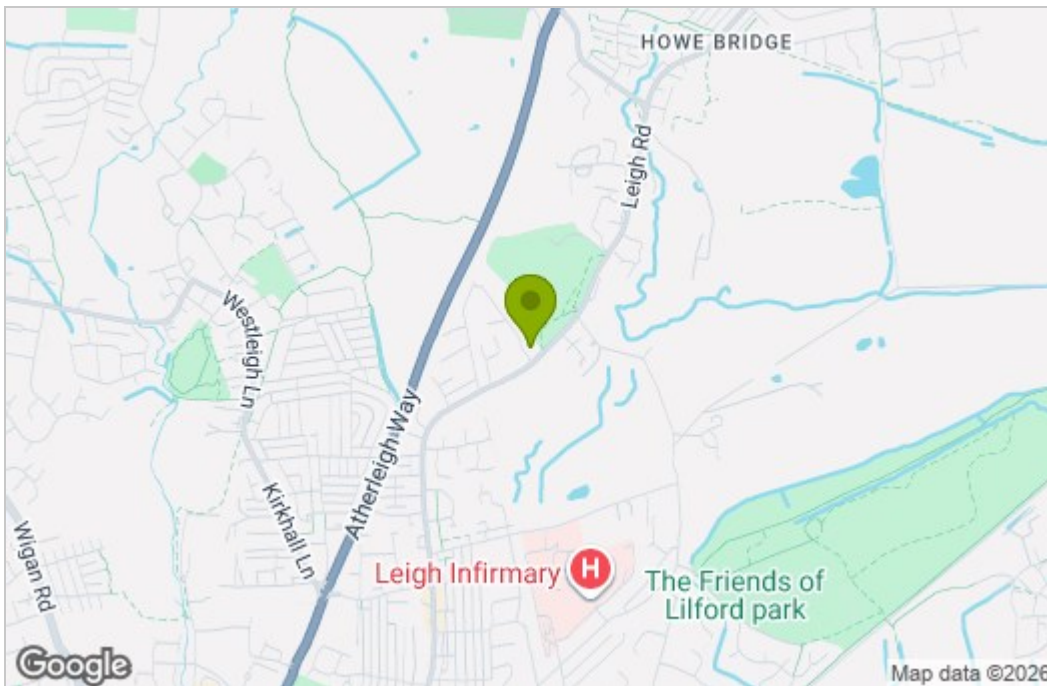
## Floor Plan

GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.

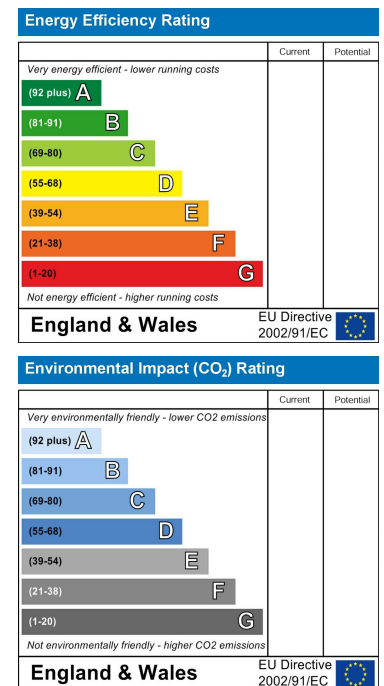


TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.