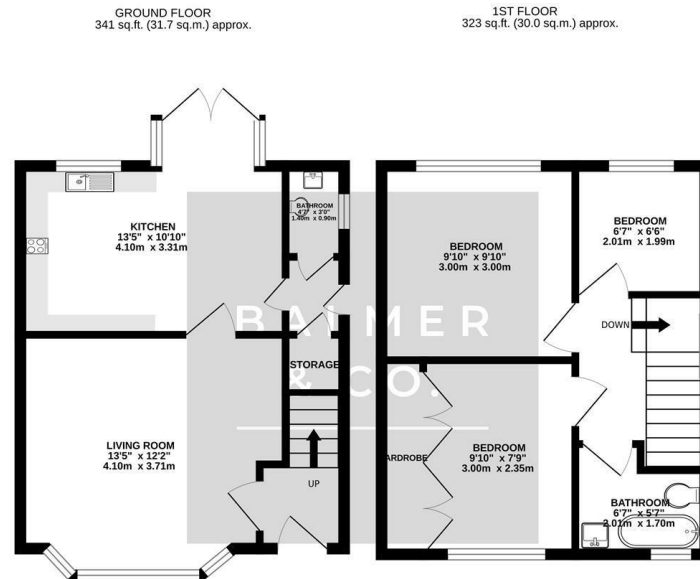


Oak Avenue, Wigan, WN2 4LZ
£180,000



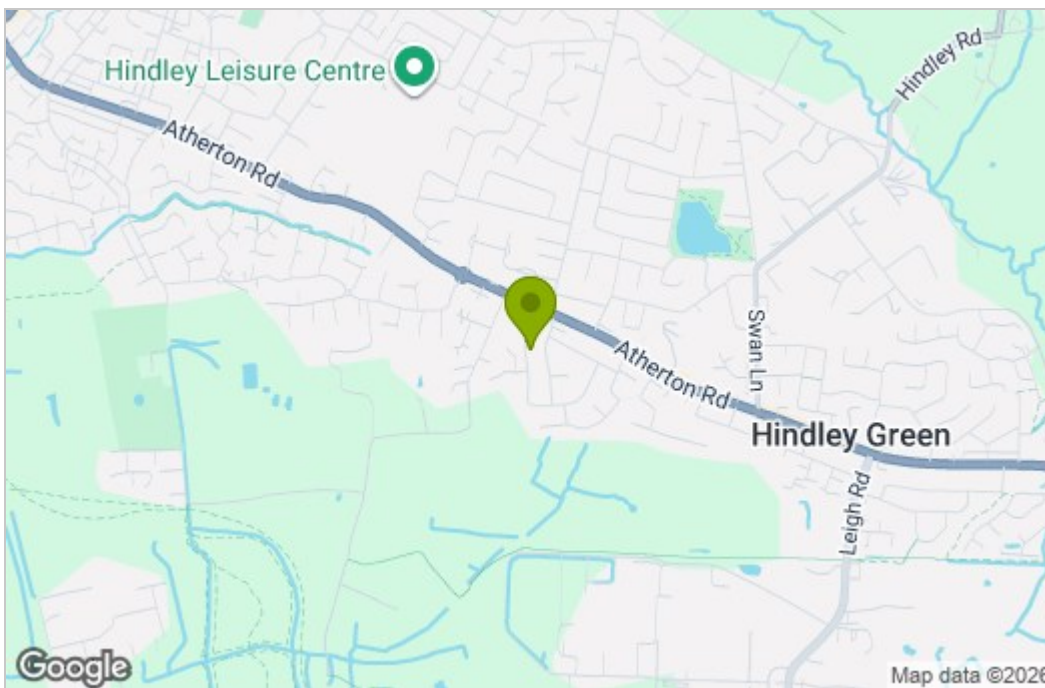
BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom semi detached home, located on Oak Avenue in Hindley Green. Well presented throughout and conveniently placed for access to a wide range of amenities including shops, schools and transport links and only a short drive from Hindley town centre it would make a perfect first time buy. The ground floor comprising in brief; entry with staircase to the first floor, bay fronted living room, modern fitted kitchen/dining room and a downstairs w.c. To the first floor are two double bedrooms, the master with fitted wardrobes, a third single bedroom and a three piece bathroom suite. Externally, the property has a good sized garden to the front whilst to the rear, there is an enclosed, East facing lawned garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

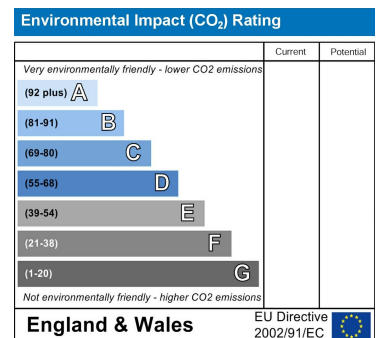
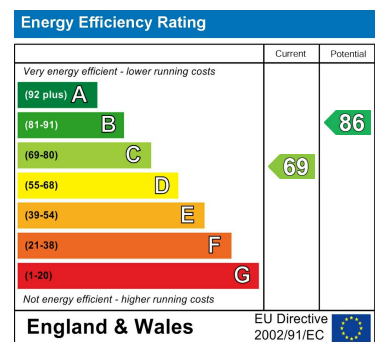


TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.