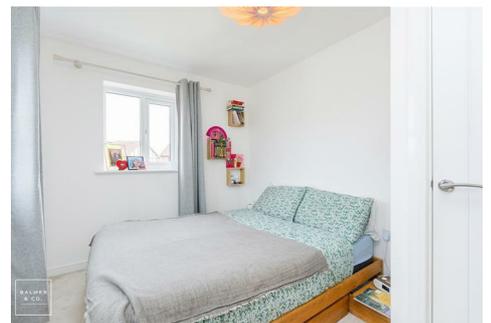
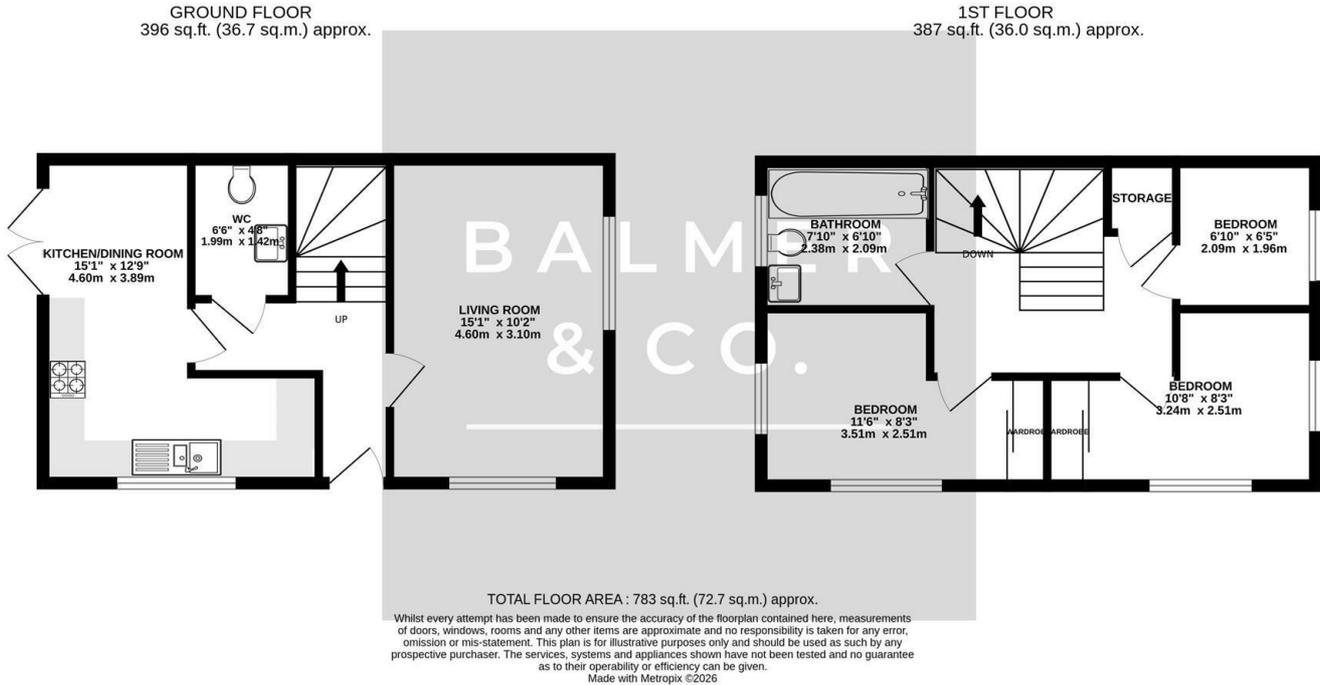


Tiverton Avenue, Leigh, WN7 5BF  
£240,000

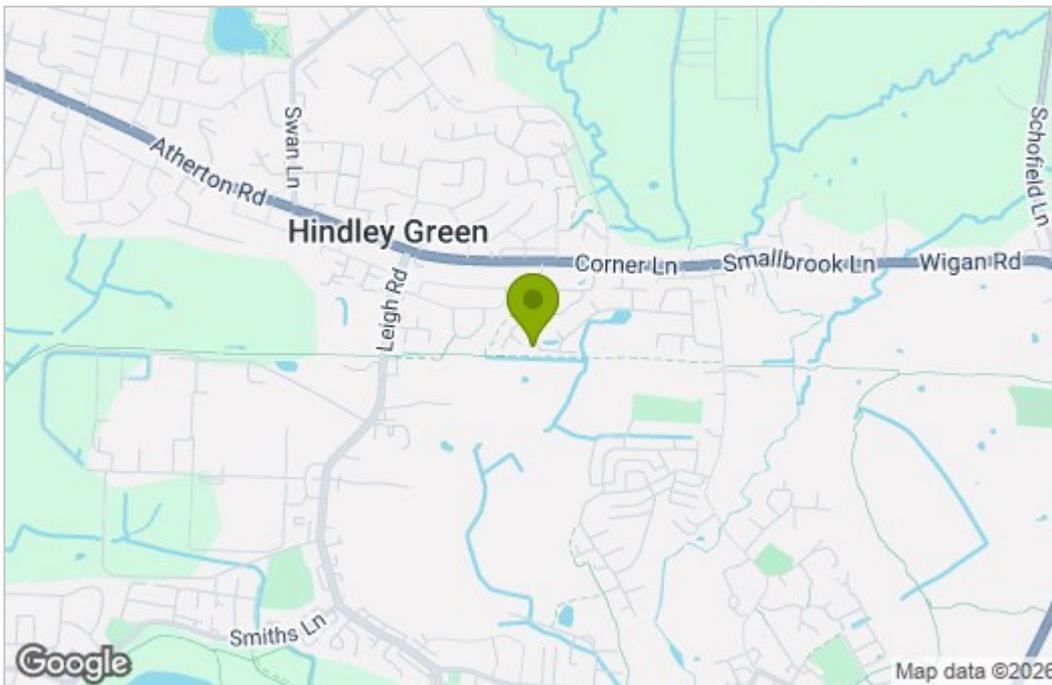


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house situated in a popular and well regarded residential location in Leigh. Very nicely presented throughout, this property comprises in brief of entrance hallway, large living room, modern fitted kitchen/dining room with integrated appliances and French doors leading to the rear garden, with a W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third single bedroom with a three piece family bathroom completing the accommodation on offer. Externally the property is situated in a quiet position and offers a garden frontage and a long driveway providing off-road parking, whilst to the rear there is a fully enclosed rear garden with lawn and decking areas. Early viewings highly recommended, all enquiries welcome.

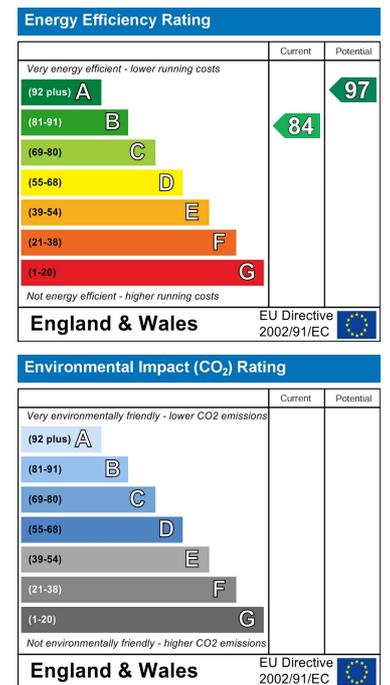
## Floor Plan



## 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.