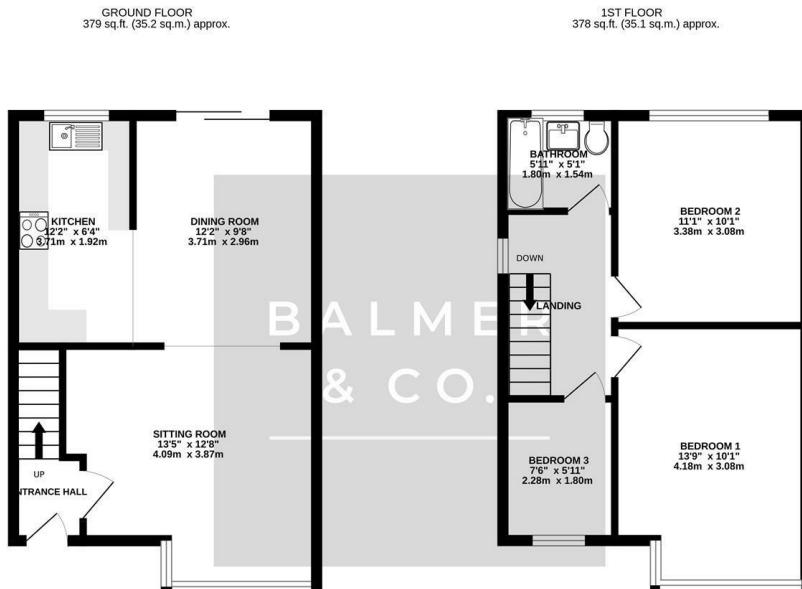


Hilda Street, Leigh, WN7 5DG  
Offers Over £170,000



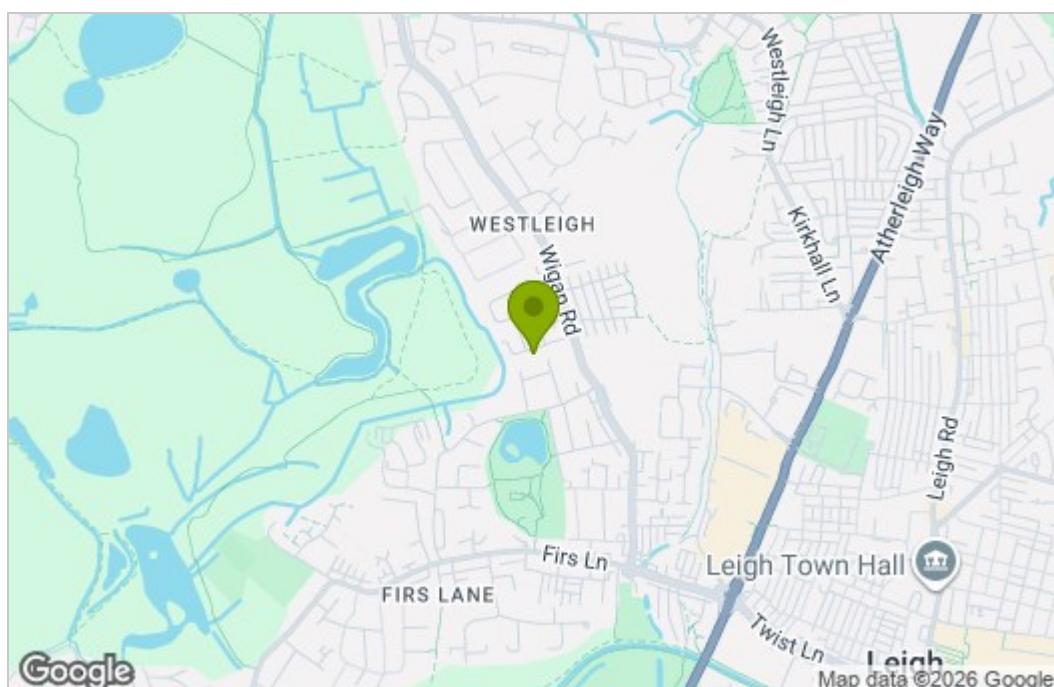
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Leigh. Offered with no onward chain this property comprises in brief of entrance hallway, bay fronted living room, dining room with patio doors leading to the rear garden, with a modern fitted kitchen with integrated appliances completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a shared driveway to the side, whilst to the rear there is a private, South facing garden with a large garage providing outdoor storage. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

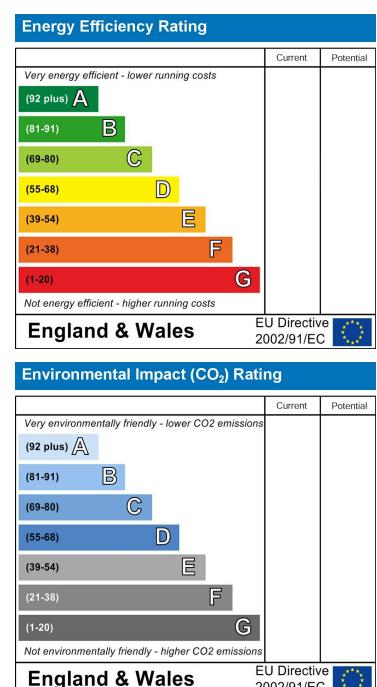


TOTAL FLOOR AREA - 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The design of the property has 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 firms employment has the authority to make or give any representation or warranty in respect of the property.