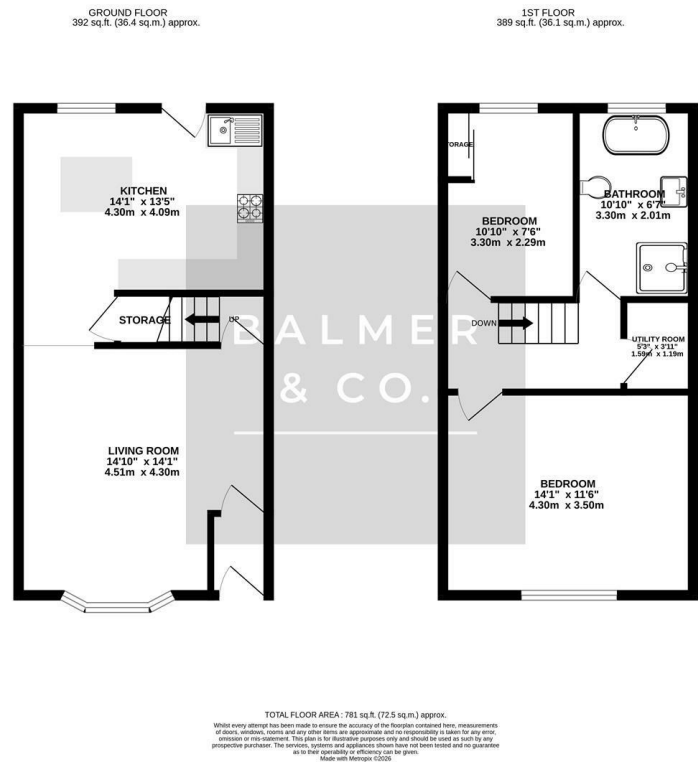


Lightburne Avenue, Leigh, WN7 3JG
£200,000

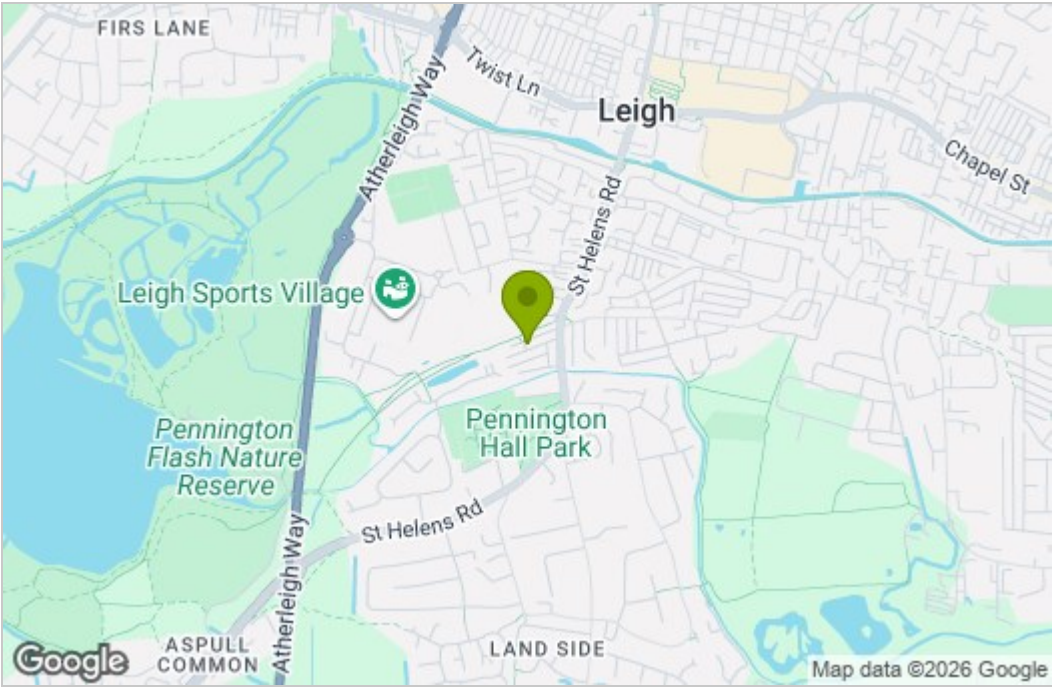


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end terraced property located on Lightburne Avenue in Leigh. Well presented throughout and conveniently placed only a short walk from the town centre offering a range of amenities including shops, schools, bars & restaurants as well as the V1 bus stop, it would suit a variety of buyers. The ground floor comprising in brief; entrance vestibule, bay fronted living room and a modern fitted kitchen with integrated appliances and central island. To the first floor is a large master bedroom, a single bedroom with fitted wardrobes, an additional utility/storage room and a modern four piece bathroom suite. Externally, the property is garden fronted with on street parking, whilst to the rear there is an enclosed, low maintenance yard which is not overlooked. Early viewings highly recommended, all enquiries welcome.

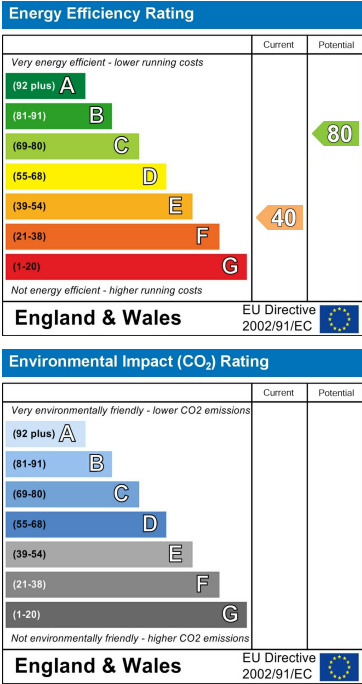
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.