

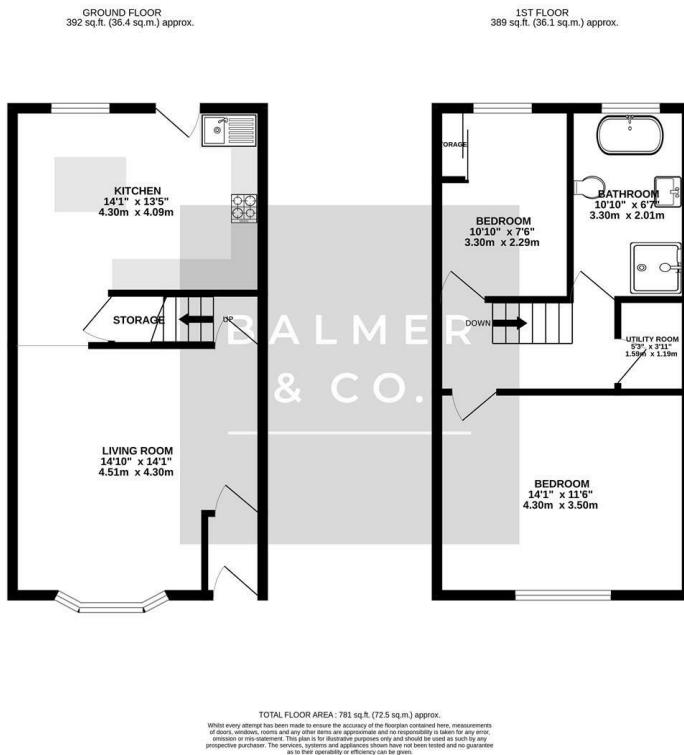
Lightburne Avenue, Leigh, WN7 3JG

£200,000

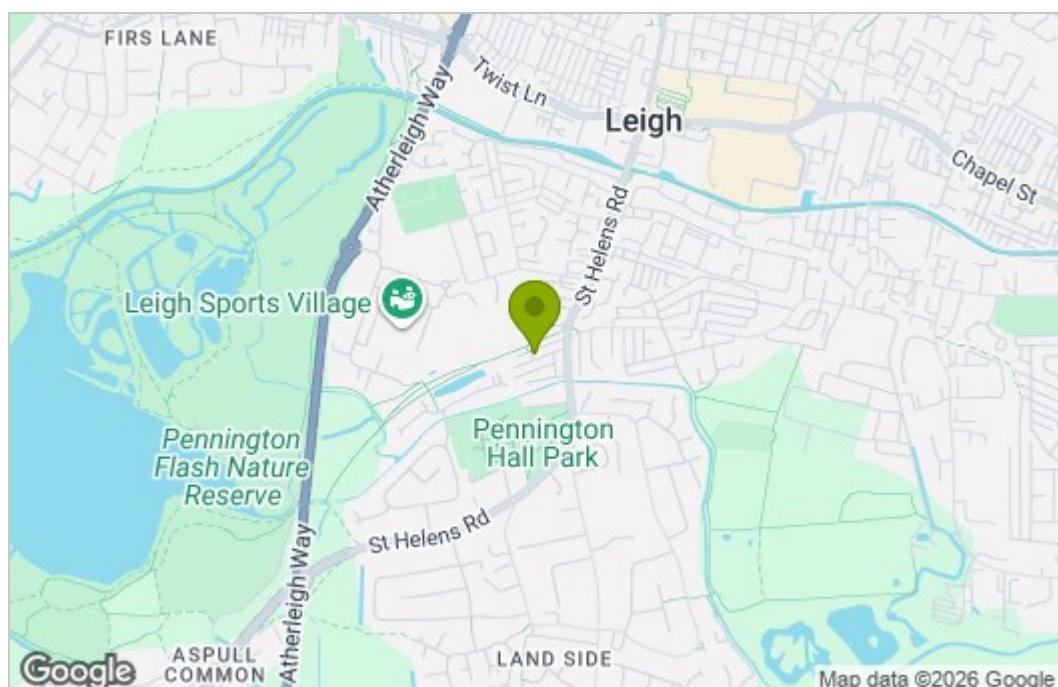


BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom end terraced property located on Lightburne Avenue in Leigh. Well presented throughout and conveniently placed only a short walk from the town centre offering a range of amenities including shops, schools, bars & restaurants 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	40
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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