



Balmoral Road, Ashton-In-Makerfield, Wigan, Lancashire **Offers Over £109,995**







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Property Description

We are pleased to offer for sale this two bedroom mid town house which briefly comprises entrance porch, entrance hallway, lounge, dining room and kitchen. To the first floor the landing gives access to two bedrooms and bathroom/WC. Externally there is a forecourt and a rear courtyard. The property benefits from double glazing as stated and gas central heating system and no onward chain. Viewing is highly recommended

Our View

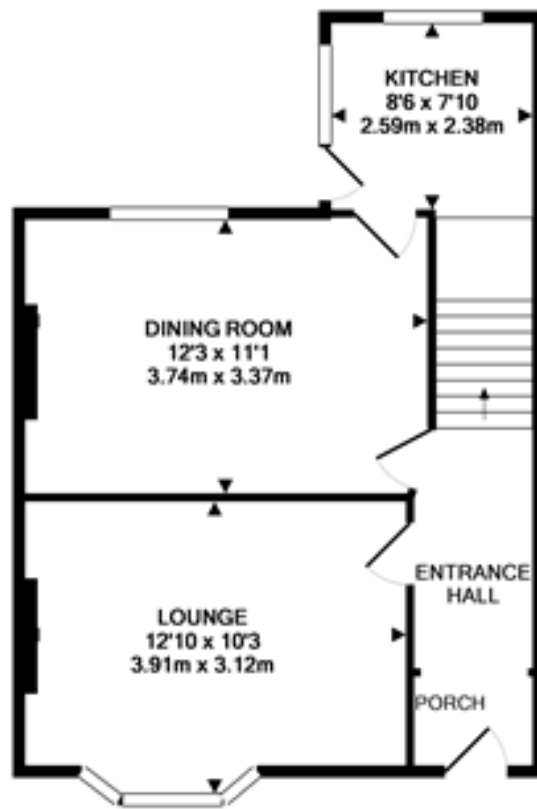
This property would be suitable for a First Time Buyer. To the ground floor there is a lounge, dining room and kitchen whilst to the first floor there are two bedrooms and a bathroom/WC. Viewing is highly recommended to appreciate the accommodation on offer

Location

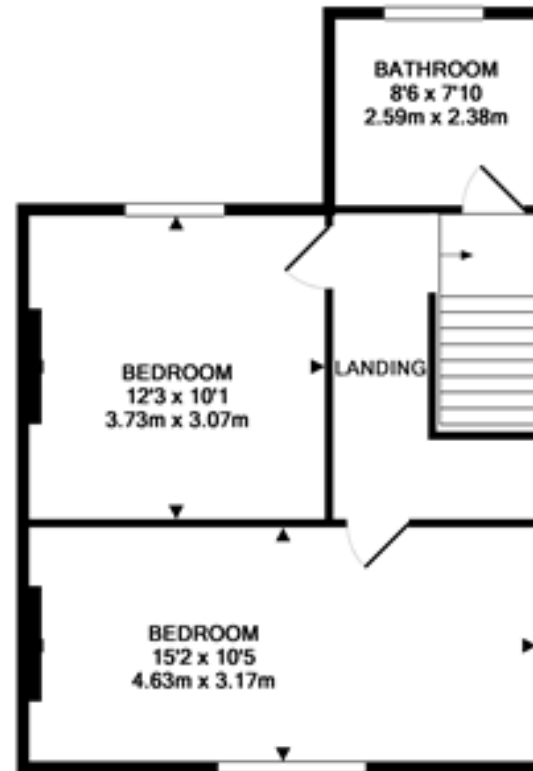
Ashton is a market town with a range of bars, shops and restaurants. Links to the M6, M62 and M58 motorway network



Middle Town House
For full EPC please contact the branch



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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