



## Balmoral Drive, Leigh

£180,000

Council Tax:

Tenure: Freehold



This three-bedroom semi-detached house is for sale in Leigh and is presented in good condition. The property offers one reception room, a fitted kitchen, a family bathroom and a conservatory, providing additional living space. Off-street parking is included, adding convenience for residents.

Situated within reach of local amenities in Leigh town centre, the home is well placed for everyday shopping and services. Nearby schools make it a practical choice for families, while local parks such as Pennington Flash Country Park offer outdoor leisure opportunities a short drive away.

Public transport links are accessible via Leigh bus services, connecting to destinations including Wigan, Bolton and Manchester, with onward rail connections available from these towns. The location and layout make this property suitable for first-time buyers and families seeking a well-situated home with essential facilities and transport options close by. EPC rating D. Council Tax Band A.

