



## 49 Hawkhurst Park, WN7 2TG £280,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average detached bungalow positioned within a tucked away spot on Hawkhurst Park in Leigh. This excellent home is well presented throughout and boasts generous accommodation together with ample parking, lovely enclosed gardens and no onward chain. Entry is via an entrance hallway which provides access into the modern kitchen diner and well proportioned sitting room. French doors from the sitting lead to a conservatory which opens into the rear gardens. There are three bedrooms on the ground floor and a modern bathroom. The master bedroom benefits from a modern en suite shower room. A fitted stairs case rises to the first floor where an impressive double bedroom completes living accommodation on offer. Outside, this property is positioned at the head of a cul de sac occupying an excellent freehold plot. The front gardens provide ample off road parking whilst the rear gardens provide generous outdoor space and a good degree of privacy.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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