





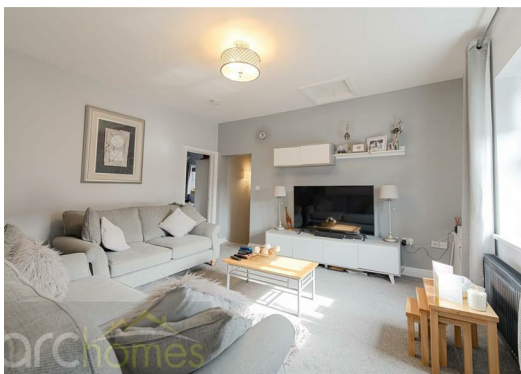
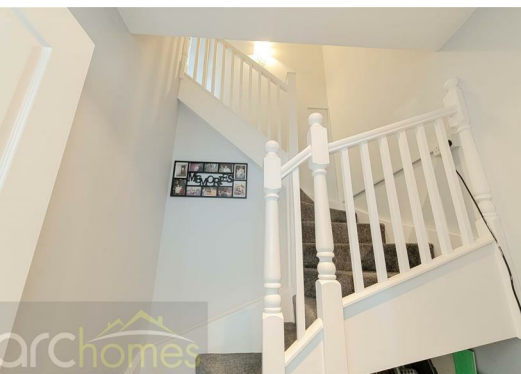
## 1 Flat 2 Chester Street, WN7 1LS Offers over £80,000

ARC HOMES are delighted to offer FOR SALE this fantastic top floor apartment conveniently located within close proximity of Leigh Town Centre. This lovely apartment is well presented throughout and would make an ideal first time purchase or buy to let. Entry is via a communal hallway which provides access to a private entrance hallway. The property is located on the first (top) floor and briefly comprises of well proportioned sitting room, inner hallway which leads to a WC spacious modern kitchen dining room and an excellent double bedroom benefitting from en suite shower room. Outside, there is a low maintenance communal garden.



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		
England & Wales 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



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