



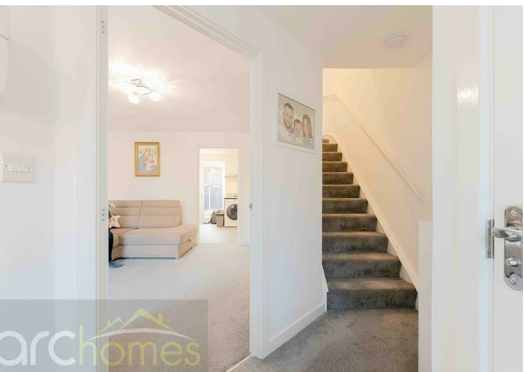
## 32 Hadfield Grove, WN7 2ET Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a quiet tucked away spot in a modern development off Green Lane, Leigh. This beautiful home offers generous accommodation together with ample parking, integral garage and the remainder of a NHBC warranty. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into well proportioned sitting room. The the rear sits the impressive kitchen dining room finished with modern units and French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within tucked away location and is not directly overlooked to the front. The front gardens are open plan and provide ample off road parking. The enclosed rear gardens are laid to lawn and provide generous outdoor space.



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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