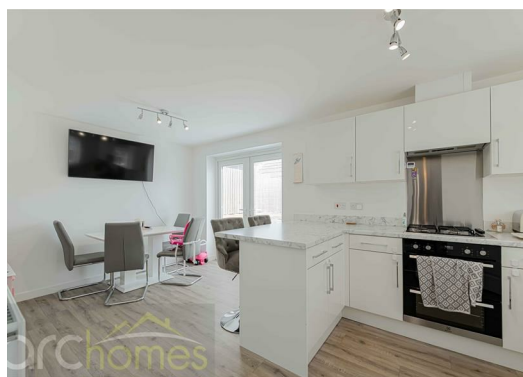




14 Bowden Green Drive, Lancashire WN7 2EU Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this lovely modern three bedroom detached positioned within a popular modern development in Leigh. This excellent property is positioned on a generous plot and is well presented throughout. Ideal for a range of buyers, this home boasts generous accommodation together with excellent rear gardens, off road parking and a detached garage which has been semi converted as a bar. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the modern kitchen dining room with French doors opening into the rear gardens. A handy utility room and WC completes the ground floor accommodation. To the first floor are three excellent bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, there are generous enclosed gardens and driveway providing off road parking in front of the detached garage



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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