





52 Priestfields, Lancashire WN7 2RG Offers in excess of £400,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning four bedroom detached property situated within a very sought after modern development in Leigh. This gorgeous family home is a true credit to the current owners and is finished to a very high standard. With flawless presentation together with generous accommodation, south facing gardens and ample off road parking, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to a handy ground floor W.C. The well proportioned sitting room sits to the rear of the property and boasts French doors opening onto the rear gardens. The stunning kitchen is finished with modern units, quartz work surfaces and a whole range of high end integrated appliances. A well proportioned dining room and fantastic additional lounge completes the ground floor. To the first floor are four generous bedrooms and a modern family bathroom. Bedrooms one and two both benefit from modern en suite shower rooms. Outside, the front gardens provide off road parking for up to four vehicles. The enclosed rear gardens offer good outdoor space and are south facing with lawned and paved patio areas, outdoor lighting and outdoor power points.



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		
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