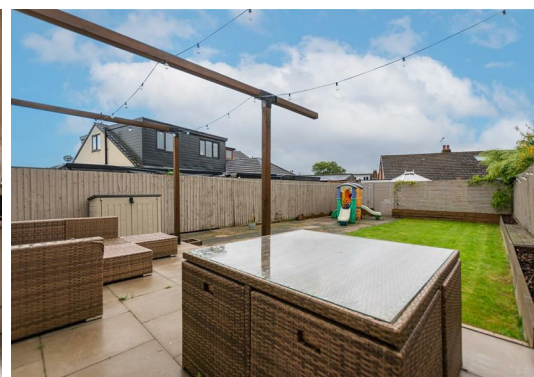
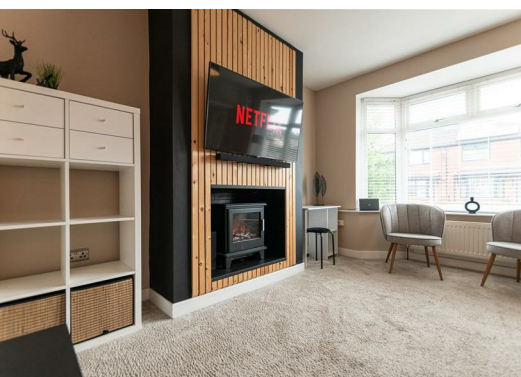




44 Rutland Street, WN7 2NR Offers over £240,000

ARC HOMES are delighted to offer FOR SALE with NO ONWARD CHAIN this absolutely stunning and fully refurbished three bedroom semi detached property positioned within a sought after location on the Leigh/Astley borders. This beautiful home offers generous accommodation and is flawlessly presented throughout. With ample parking and lovely generous gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear sits a fantastic modern kitchen dining room with French doors opening into the rear gardens. A handy downstairs cloakroom complete the ground floor. To the first floor are three generous bedrooms and a fabulous modern bathroom. Outside, the front gardens provide off road parking whilst to the rear is an excellent enclosed rear garden providing generous outdoor space.



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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