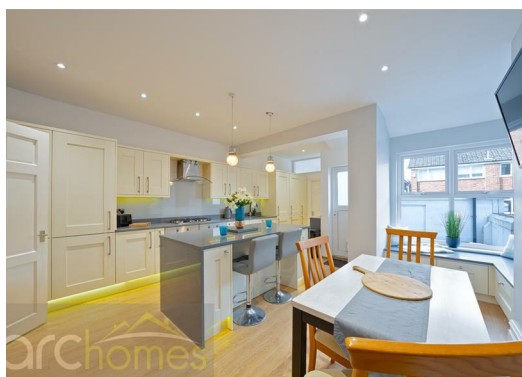




## 71 The Avenue, WN7 1EY

### Offers in excess of £260,000

ARC HOMES are delighted to offer FOR SALE this incredible four/five bedroom end terraced property positioned within a very sought after location. This stunning home boasts over 2100 square feet of well presented accommodation including five double bedrooms and very handy cellar rooms. This property is a true credit to the current owners who have perfectly blended modern necessities whilst keeping hold of the properties characterful features. Conveniently located close buy to Leigh Town Centre and Leigh Hospital. this exceptional home would be for a range of buyers and early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into the lovely well proportioned bay fronted sitting room. To the rear sits a gorgeous refitted kitchen dining room with fitted appliances and a central breakfast island. Located to the rear is a handy downstairs cloakroom / utility room. To the first floor are two fantastic double bedrooms and a beautiful bathroom finished with freestanding bath and separate shower enclosure. A fitted stair case rises to the second floor where there are two further larger than average double bedrooms. Stairs decent from the entrance hallway to the excellent basement floor. On this floor is are two generous rooms, one of which could be utilised as a bedroom and a handy downstairs shower room. Outside, there is an enclosed low maintenance rear gardens with access to a garage.





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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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