




176 The Avenue, WN7 1HR

Offers over £275,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom semi detached property positioned within a sought after location close to Leigh Infirmary. This gorgeous home is immaculately presented throughout, boasting generous accommodation together with state of the art media walls and ample off road parking. Entry is via a welcoming entrance hallway which houses a useful downstairs wc and leads into the light and airy sitting room benefitting from a media wall and bay window. Double doors lead through to a second sitting room which also benefits from a media wall which opens up to the dining area. A lovely modern fitted kitchen with separate utility room sits to the rear and completes the ground floor accommodation. To the first floor are three excellent bedrooms and a lovely modern bathroom. Outside, this property is positioned within a sought after location with the front gardens providing ample off road parking. The enclosed rear gardens are a great size and are well presented, low maintenance and finished with astroturf and a patio area. Early viewing is advised.



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 CO2 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 CO2 emissions		
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