





## 3 Burwell Close, WN7 2DJ

### Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this gorgeous mid mews property in the popular 'Bedford' area of Leigh which is ideal for a range of buyers. With generous accommodation, off road parking and private rear gardens, early viewing is advised. Entry to the property is via an entrance hallway leading through to a spacious sitting room. To the rear of the property is a modern fitted kitchen dining room with integrated appliances and a handy storage cupboard. The kitchen also provides access to the rear garden. To the first floor are two generous bedrooms and a modern family bathroom. Outside, to the rear, is a low maintenance rear garden offering a good degree of privacy and to the front a driveway provides ample off road parking.



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 



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

