



## 115 Crompton Way, WA3 1FW

### £1,300 Per month

Arc Homes are delighted to welcome to the market TO LET this immaculate three-bedroom semi-detached home on the highly sought-after Pocket Green development. Entering this lovely home through the entrance hall, you are greeted with the well-proportioned sitting room to your right, featuring feature wallpaper and LED lights. A modern open-plan kitchen/diner is to your left, complete with integrated appliances such as a fridge freezer and dishwasher.

On the second floor, you will find the master bedroom, enhanced with feature panelling and hanging lights, along with two further bedrooms ideal for small families. The modern fitted bathroom completes the second floor with a three-piece suite and fitted shelving, providing extra storage solutions.


Externally, to the front, there is a spacious driveway suitable for multiple cars and an ample garden to the rear—perfect for summer evenings.

Arc Homes recommends early appointments for this lovely home to avoid disappointment.

Restrictions: No pets. Bond Scheme/Council Assisted Deposit Scheme not accepted





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</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		
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