



## 167 Gordon Street, WN7 1RU £825 Per month

Arc Homes are delighted to welcome to the market TO LET this economical, garden fronted, two-bedroom mid terraced property located in Leigh. The home comprises of a bright main living area which leads to the spacious kitchen diner. On the first floor, you will find the master bedroom, bathroom complete with a modern shower room then follows a second bedroom. A low maintenance yard can be found to the rear. Arc Homes recommends early viewings on this property to avoid disappointment. The property is rented part furnished, please contact the office to enquire about what items are included in the rental. RESTRICTIONS: Pets are considered and Bond Scheme/ Council Assisted Deposit not accepted.

Due to a high level of enquires on this property, Arc Homes cannot guarantee that every enquiry can be answered. We suggest if you would like to view, please contact the office to request a viewing. Arc Homes apologises for any inconveniences caused by this.





| 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<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |



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