



79 Bexhill Drive, WN7 5TQ

£230,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD three bedroom semi detached property with NO CHAIN situated within a quiet cul de sac position within a modern development bordering Leigh, Atherton and Hindley Green. This flawless home has recently been refurbished and is a true credit to the current owner. With generous accommodation together with off road parking and lovely rear gardens this home is ideal for a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance porch which leads into the well proportioned sitting room. A modern refitted kitchen sits to the centre of the ground floor with French doors opening into an excellent orangery overlooking the rear gardens. To the first floor are three generous bedrooms and a modern shower room. Outside, this property is positioned within a cul de sac with off road parking to the front. The enclosed rear gardens have been designed to be low maintenance and provide good outdoor space together with a pizza oven and bar area.



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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