



662 Leigh Road, WN7 1UB

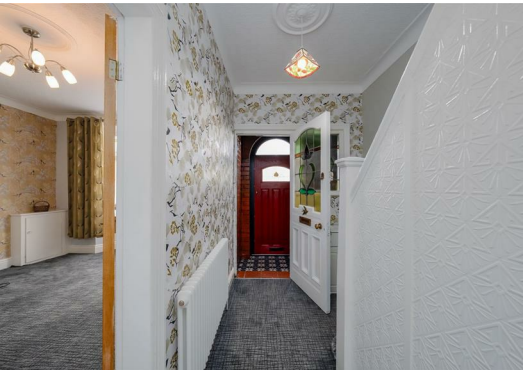
Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious three bedroom semi detached property positioned within a sought after Ather-Leigh location and boasting a generous plot. This fantastic home boasts generous accommodation together with larger than average rear gardens, ample off road parking and no onward chain. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the lovely well proportioned bay fronted sitting room. To the rear sits a fantastic separate reception room with French doors leading into the rear gardens. A fitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern shower room. Outside, the front gardens are enclosed and provide off road parking. Gates to the side open to further off road parking if required. The enclosed rear gardens are larger than average providing fantastic outdoor space and a good degree of privacy.



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		
England & Wales		EU Directive 2002/91/EC 



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