



2 Grimshaw Park, Abram, Lancashire WN2 5YW

£1,180

ARC HOMES are delighted to offer TO LET this gorgeous four-bedroom town house property situated within a modern development and available immediately for just £1180 with a £1361.53 deposit. This lovely home is very well presented throughout and boasts generous accommodation together with off road parking, integral garage and backs onto a park. Entry is via an entrance hallway which provides access into a downstairs bedrooms, utility room and downstairs cloakroom. To the first floor sits the well-proportioned sitting room with Juliet balcony overlooking a park and a modern kitchen dining room which sits to the front. To the second floor are three further bedrooms and a bathroom. Outside, the front gardens provide off road parking in front of an integral garage. The enclosed rear gardens are well presented, low maintenance and are not overlooked to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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