



## 2 Heaton Green, WN7 2EY

### Offers over £240,000

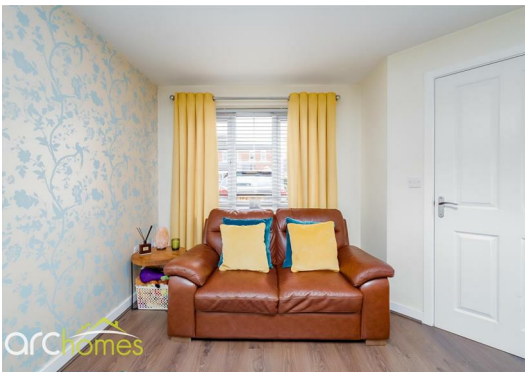
ARC HOMES are delighted to offer FOR SALE this absolutely stunning semi detached property positioned within a sought after modern development in Leigh. This gorgeous property is a true credit to the current owners, is flawlessly presented throughout and boasts generous accommodation together with lovely enclosed gardens and ample parking. Built in 2019 this property still benefits from the remainder of its NHBC warranty and early viewing is highly advised. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom and well proportioned sitting room. To the rear sits the beautiful kitchen dining room which has French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, the front gardens are open plan with a private driveway providing ample off road parking. The enclosed rear gardens are well presented and provide generous outdoor space together with a good degree of privacy.





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 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		
England & Wales		EU Directive 2002/91/EC 



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

