



## 5 Hendon Street, WN7 1TS

### £250,000

ARC HOMES are delighted to offer FOR SALE this spacious semi detached property in a popular residential spot on the Leigh / Atherton border. This property is perhaps in need of some modernisation, but boasts endless potential and is an ideal family home. Offered with NO ONWARD CHAIN, early viewing is advised. Entry to the property is via an entrance hallway leading through to a well proportioned sitting room with bay window. To the rear is a seperate dining room with french doors to outside and a fitted kitchen. To the first floor are three generous bedrooms and a family bathroom. Outside, to the rear is a low maintenance rear garden and a detached garage, whilst to the front a driveway providing parking for one car.





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>		
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