



Rose Cottage, Rear Of 313 Leigh Road, M46 0PQ

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this three bedroom detached property positioned on a FREEHOLD plot in an 'off street' location. This lovely home is set back off Leigh Road in Howe Bridge and, whilst in need of some cosmetic work, holds endless potential. The ground floor accommodation comprises of two reception rooms, fitted kitchen, conservatory and grand floor bathroom. To the first floor are three bedrooms, the master of which boasts an en suite shower room. The loft space has been boarded and is finished with sky light windows. Outside, this property is positioned at the rear of a small row of terraced properties which face Howe Bridge Sports Centre. There are enclosed gardens which back onto a brook and provide off road parking.



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		
58		
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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