



61 Tiverton Avenue, WN7 5BF

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous, modern FREEHOLD three-bedroom detached home, positioned in a sought-after location in Leigh. This gorgeous home was built in 2019 by renowned builders Bellway Homes and offers generous accommodation, together with off-road parking and the remainder of the NHBC 10-year warranty.

Entry is via an entrance hallway, which provides access to a handy downstairs cloakroom and a well-proportioned sitting room. The modern kitchen/dining room sits to the rear and has French doors which open into the rear garden.

To the first floor are three bedrooms, a master en-suite shower room, and a modern bathroom. Outside, there is a detached garage and off-road parking for two vehicles, along with a generous enclosed rear garden which is not overlooked, offering a great 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 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

