



## 381 Leigh Road, WN2 4XL

### £115,000

ARC HOMES are delighted to offer FOR SALE this spacious, garden-fronted terrace, positioned in a popular area bordering Hindley Green and Leigh. This property would make an ideal buy-to-let investment or first-time purchase and is offered with no onward chain, therefore early viewing is advised. Entry is via an entrance vestibule, which leads into a well-proportioned sitting room. To the rear is the fitted kitchen-dining room, which completes the ground floor. On the first floor, there are two generous bedrooms and a bathroom. Please note, this property is currently tenanted and can be sold with the tenant in situ, please speak to the office for further details.



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 CO <sub>2</sub> 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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