



## 421 Wargrave Road, WA12 8RS £180,000

ARC HOMES are delighted to offer FOR SALE this excellent, larger-than-average terraced property, ideally positioned on the ever-popular Wargrave Road in Newton-le-Willows. Beautifully presented throughout, this fantastic home offers spacious and well-proportioned accommodation, including two generous reception rooms and two double bedrooms. Offered with no onward chain, early viewing is highly recommended.

The accommodation briefly comprises an inviting entrance hallway leading into a spacious sitting room. To the rear is a separate dining room, providing an ideal space for entertaining, which flows through to the modern refitted kitchen. To the first floor are two generous double bedrooms and a stylish, spacious modern family bathroom. Externally, the property benefits from enclosed, low-maintenance gardens to both the front and rear. The rear garden enjoys a good degree of privacy, as it is not directly overlooked.



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		
<b>England &amp; Wales</b>	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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