



26 Yew Tree Close, WN7 5DA £240,000

ARC HOMES are delighted to offer FOR SALE this well presented FREEHOLD semi-detached house in a popular residential area in Leigh. This property offers spacious living accommodation comprising of entrance hall, well proportioned sitting room, modern fitted kitchen dining room and cloakroom WC to the ground floor. To the first floor there are three generous bedrooms, master bedroom benefitting from ensuite shower room and a family bathroom. Outside, there are gardens to the front and rear and double driveway providing off road parking for two vehicles.



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 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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