



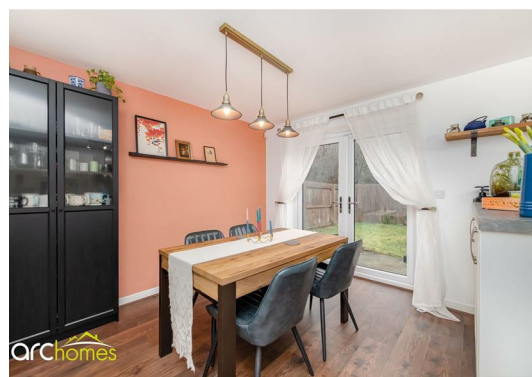
61 Tiverton Avenue, WN7 5BF

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 | | 95 |
| (81-91) B | | 84 |
| (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 | | |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

