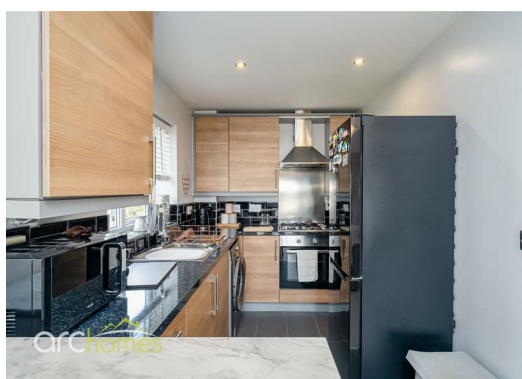




39 Brentwood Grove, WN7 1UG

£120,000

ARC HOMES are delighted to offer FOR SALE this fantastic two bedroom top floor apartment situated within a popular modern development in Leigh. This gorgeous apartment is flawlessly presented and would suit a range of buyers. With generous accommodation and allocated parking, early viewing is advised. Entry is via an entrance hallway which provides access into the lovely well proportioned sitting room. The beautiful kitchen sits off the sitting room and is finished with modern units. There are two excellent double bedrooms and a modern bathroom. Outside, there are well maintained communal grounds along with allocated parking. The property benefits from a boiler installed in November 2024 which is still under warranty.



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 



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