



## 14 Hamblett Street, WN7 4TZ

Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented mid terrace property in a popular location in Leigh. This property is an ideal first time buyer home which is move in ready and offers generous living accommodation and a handy loft room, early viewing is advised. Entry to the property is via entrance vestibule providing access to a well proportioned sitting room. To the rear of the property is a modern fitted kitchen with integrated appliances and a conservatory. To the first floor there are two double bedrooms and a modern family bathroom. There is a useful handy loft room with pull down ladder. Outside, there is a low maintenance garden to the rear of the property.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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