



## 92 Corner Lane, WN7 5PX £1,200 Per month

Arc Homes are delighted to bring to the market TO LET this refurbished, three-bedroom semi-detached home in Hindley Green/ Leigh. This beautifully presented property consists of a spacious main living area which leads into an equally as spacious dining area. To the rear of the home, you'll find a contemporary kitchen and a stylish family bathroom complete with a modern three-piece suite. On the first floor, the property boasts two generously sized double bedrooms, with the master bedroom benefiting from its own private ensuite toilet. A third single bedroom completes the upstairs accommodation. Externally, the property enjoys a sizeable rear garden laid to lawn, with a separate paved patio area ideal for outdoor entertaining. To the front, a newly laid driveway provides off-road parking for multiple vehicles.

Located in a highly sort after area, close to local amenities, this home is an ideal property for small families and couples alike.

Due to a high level of enquiries on this property, Arc Homes cannot guarantee that every enquiry can be answered. We suggest if you would like to view, please contact the office to request a viewing. Arc Homes apologises for any inconvenience caused by this.



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