




## 79 Brentwood Grove, WN7 1UG

### Offers over £110,000

ARC HOMES are delighted to offer FOR SALE - this fantastic two bedroom first floor apartment situated within a popular modern development in Leigh. This gorgeous apartment is flawlessly presented, would suit a range of buyers and is offered with no onward chain. 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.



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 CO2 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 CO2 emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

