



## 50 Brideoake Street, Lancashire WN7 2AF Offers over £150,000

ARC HOMES are delighted to offer a FOR SALE this beautifully presented mid terraced property situated in the 'Bedford' area of Leigh. Ideally located close to good local schools and transport links, this property would be ideal for a range of buyers, early viewings advised. Entry is via a entrance vestibule leading to a well proportioned sitting room. To the rear of the property is a modern fitted kitchen dining room with access to the rear garden. To the first floor there are two double bedrooms and a modern family bathroom. Outside, there is a low maintenance rear garden.



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>		
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