



## 4 Meadow Mead, Leigh, WN7 3GB Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD modern detached property positioned within a sought after location. This beautiful home is flawlessly presented throughout and boasts generous accommodation together with ample parking and enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a spacious entrance hallway which provides access to the handy downstairs cloakroom and lovely well proportioned sitting room. To the rear sits a fantastic modern kitchen dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room and separate dressing area. Outside, this property is positioned within a sought after quiet spot with front gardens providing ample off road parking. The enclosed rear gardens are well presented and provide generous outdoor space together with a good degree of privacy.



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>		
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