



98 Fairclough Park Drive, WN7 2EL £200,000

ARC HOMES are delighted to offer FOR SALE this stunning townhouse, positioned within a sought-after modern development in Leigh. This beautifully presented property is a true credit to the current owners, offering spacious accommodation, lovely enclosed gardens, and ample parking. The entrance hallway leads into a stylish open-plan living area, incorporating a well-proportioned sitting room and a modern kitchen. A convenient downstairs cloakroom completes the ground floor. To the first floor, you'll find two bedrooms and a contemporary bathroom. The impressive master bedroom is located on the second floor and features dual-aspect skylight windows. Outside, the front garden is open-plan and provides off-road parking for two vehicles. The enclosed rear garden is well maintained, offering generous outdoor space and a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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