



147 Abbey Lane, WN7 5NU Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this well presented semi detached property in the Westleigh area of Leigh. The property would make an ideal family home and with the benefit of a downstairs WC, private rear gardens and no onward chain, early viewings advised. The ground floor comprises of entrance hallway, handy downstairs cloakroom wc, modern fitted kitchen and open plan lounge dining room which sits to the rear of the property with patio doors to the garden. To the first floor are three generous bedrooms and a family bathroom. Outside, to the rear is a low maintenance garden which offers a great degree of privacy and is not overlooked. To the front there is a driveway providing off road parking.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

