



## 98 Fairclough Park Drive, WN7 2EL Offers over £195,000

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) <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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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