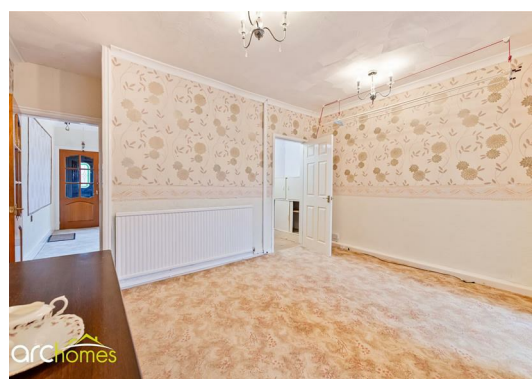




4 Overton Street, WN7 4HZ

Offers in the region of £150,000

ARC HOMES are delighted to offer FOR SALE this terraced property located in a quiet residential street overlooking Leigh Sports Village. This two bedroom terraced property is offered with no onward chain and has been competitively priced to attract early interest. Entry is via an entrance vestibule which opens into a well proportioned sitting room. To the rear sits a separate dining room, fitted kitchen and wet room which completes the ground floor accommodation. To the first floor are two generous bedrooms and a separate wc. Outside the rear garden is enclosed and offers a great 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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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