



## 404 Leigh End, Glazebury, Lancashire WA3 5NX

### Asking price £295,000

ARC HOMES are delighted to offer FOR SALE this stunning larger than average cottage property nestled within a picturesque spot and within close proximity of Culcheth Village. This beautiful home is a true credit to the current owners and boasts generous accommodation together with generous private gardens and beautiful views. Boasting a delightful blend of traditional features and modern comforts, this property offers a unique living experience and early viewing is highly advised to avoid missing out. Positioned within a quiet off street location, entry to this property is via an entrance hall which leads into the lovely sitting room finished with exposed beams and feature fireplace. To the side sits an impressive separate lounge with large bifolding doors bringing the outdoors inside. A fabulous country style kitchen sits to the rear with an inner hallway providing access to a handy downstairs cloakroom. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts French doors opening to a Juliet Balcony looking down onto the gardens and open aspect views beyond. Outside, the side gardens provide generous outdoor space and an excellent degree of privacy.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</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>69</b> |           |
| England & Wales                             |           |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |





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