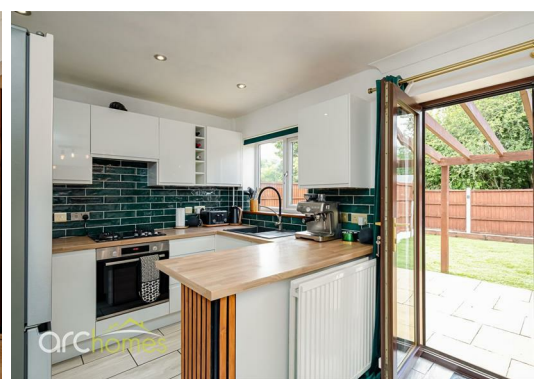




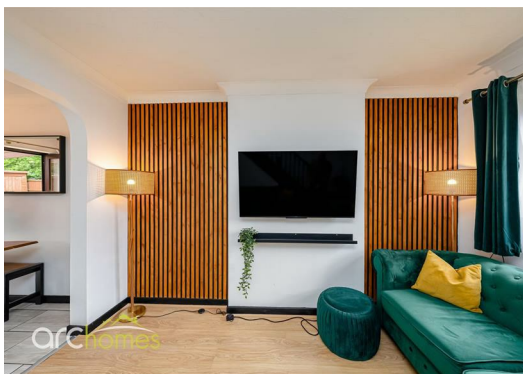
## 56 Bexhill Drive, WN7 5TG Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD two bedroom end mews property situated within a quiet cul de sac position within a modern development bordering Leigh, Atherton and Hindley Green. With NO onward chain, this flawless home is a true credit to the current owner. With generous accommodation together with off road parking and lovely rear gardens this home is ideal for a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance porch which leads into the well proportioned sitting room. To the rear sits an excellent modern kitchen/dining room with French doors opening onto the rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Outside, this property is positioned within a cul de sac with off road parking to the front. The enclosed rear gardens have been designed to be low maintenance and provide good outdoor space.



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		
	73	88
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		



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