



80 Leigh Road, M46 OPA

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic semi detached true bungalow positioned within very sought after location in Howe Bridge. This excellent property is well presented and offers generous accommodation together with lovely enclosed gardens, off road parking and detached garage. With no onward chain, this property would be ideal for a range buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. The modern kitchen sits to the rear and provides access to the rear gardens. There are two double bedrooms and a modern shower room completing the accommodation. Outside, this property is positioned in a popular spot with well presented lawned front gardens. A driveway is positioned just off plot and provides off road parking in front of the detached garage which provides access to the rear gardens. The enclosed rear gardens are well presented and provide a good 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		
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