



19 Jessica Way, WN7 4QG

Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this lovely FREEHOLD three bedroom semi detached home positioned within a tucked away spot in a quiet cul de sac in Leigh. This lovely property is well presented throughout and boasts generous accommodation together with ample parking, detached garage and excellent private gardens. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a modern refitted kitchen dining room which has French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned in the corner of a cul de sac with open plan front gardens and a driveway providing off road parking. The enclosed rear gardens back onto fields providing an excellent degree of privacy. There is a detached garage located in the rear gardens which has been semi converted but can be easily changed back to a garage if required.



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 CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

