



## 12 Stowe Gardens, Lancashire WN7 1HX

£220,000

ARC HOMES are delighted to offer FOR SALE this lovely semi detached true bungalow positioned within a quiet modern cul de sac. This excellent home is conveniently located within close proximity of Leigh Town Centre, is well presented throughout and is offered with no onward chain. With generous accommodation together with enclosed gardens and off road parking, early viewing is advised. Entry is via a welcoming entrance hallway. The modern refitted kitchen sits to the front whilst to the rear is a spacious sitting room with French doors opening into the rear gardens. there are two double bedrooms and a modern shower room completing the accommodation. Outside, the front gardens are low maintenance and provide off road parking. 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) <b>A</b>                          |  |                                                                                                           | <b>86</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>                            |  | <b>60</b>                                                                                                 |           |
| (1-20) <b>G</b>                             |  |                                                                                                           |           |
| Not energy efficient - higher running costs |  |                                                                                                           |           |
| 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<br>2002/91/EC |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

