



18 Oakhead, WN7 3EE Offers over £475,000

ARC HOMES are delighted to offer FOR SALE this exquisite FREEHOLD detached property situated in a popular location in Leigh. This spacious property boasts open plan living, underfloor heating and no onward chain. Early viewing is highly advised. Entry to the property is via an entrance hallway providing access to the well proportioned open plan sitting room / dining room which leads to a family room with bifold doors opening to the rear garden. The modern fitted kitchen is finished with high end appliances. There is a handy utility room and downstairs wc and access to the integral garage. To the first floor are four double bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room. Outside, to the rear is a beautiful landscaped garden with patio area whilst to the front there is a driveway providing off road parking and a garage with electric door.



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	



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