



## 8 Heaton Green, WN7 2EY Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented three bedroom semi detached property positioned within a quiet spot on a sought after modern development in Leigh. This lovely home faces greenery and is beautifully presented throughout offering generous accommodation, off road parking and lovely enclosed gardens. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. A well proportioned sitting room sits to the front whilst to the rear is a modern kitchen dining room with French doors opening into the rear gardens. To the first floor are three bedrooms and modern bathroom. The master bedroom faces the green and boasts a modern en suite shower room. Outside, the front gardens provide off road parking whilst the enclosed rear gardens are laid to lawn and provide generous 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		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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