



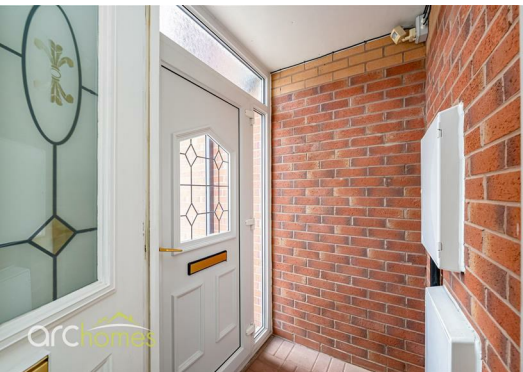
## 5 Padiham Close, WN7 2RU Offers over £210,000

ARC HOMES are delighted to offer FOR SALE WITH NO ONWARD CHAIN this fantastic two bedroom semi detached property positioned in a quiet spot. This lovely home is well presented throughout and boasts private rear gardens together with ample off road parking. Ideal for a range of buyers and close to the East Lancashire Road & V1 Guided Busway, early viewing is advised. Entry is via an entrance porch and hallway which leads into the well proportioned sitting room. A modern kitchen sits just off the sitting room and French doors open into an impressive conservatory. To the first floor are two generous bedrooms and a modern bathroom. Outside, the front gardens are open plan and provide ample off road parking. The enclosed rear gardens are not overlooked, low maintenance and house a larger than average wooden store.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

