



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) 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 CO2 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 CO2 emissions		
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