



14 Hamblett Street, WN7 4TZ

Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented mid terrace property in a popular location in Leigh. This property is an ideal first time buyer home which is move in ready and offers generous living accommodation and a handy loft room, early viewing is advised. Entry to the property is via entrance vestibule providing access to a well proportioned sitting room. To the rear of the property is a modern fitted kitchen with integrated appliances and a conservatory. To the first floor there are two double bedrooms and a modern family bathroom. There is a useful handy loft room with pull down ladder. Outside, there is a low maintenance garden to the rear of the property.



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		
England & Wales		EU Directive 2002/91/EC



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