



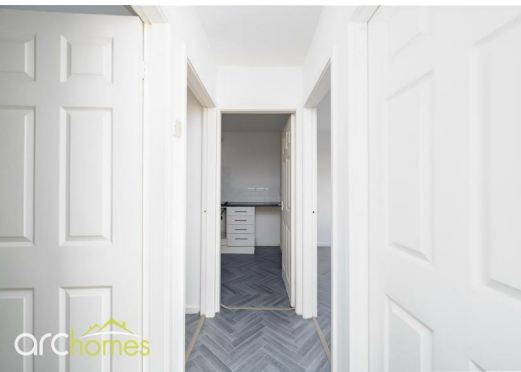
25 Miriam Grove, WN7 3EX £75,000

ARC HOMES are delighted to offer FOR SALE for CASH BUYERS ONLY this well presented GROUND FLOOR canal side two bedroom apartment in Leigh. This excellent apartment is ready to move in to and would be ideal for a range of buyers. Entry is via an entrance hallway which leads into a well presented sitting room complete with French doors opening out onto a patio area. An inner hallway leads to a modern kitchen, two bedrooms and a modern bathroom. This property would make an ideal purchase for a buy to let investor.



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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