




## 193 Wigan Road, M46 0GB Offers over £175,000

ARC HOMES are delighted to offer FOR SALE this excellent extended garden front terraced property positioned within a sought after location. This fantastic property boasts generous accommodation including two reception rooms, two double bedrooms and an impressive loft room. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance vestibule which leads into the well proportioned sitting room. The ground floor has been designed to give a lovely open plan feel with a central staircase and a separate dining area to the rear. This property has been extended to house a gorgeous modern kitchen which completes the ground floor. To the first floor are two double bedrooms and a modern bathroom with separate shower enclosure. A fitted staircase rises to the impressive loft room which is finished with ample store and skylight window. Outside, both front and rear gardens are enclosed and low maintenance. The rear gardens are not directly overlooked providing a good degree of privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	



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