



## 159 Warrington Road, WN7 3XD Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this spacious semi detached property in a popular location in Leigh. The property is conveniently situated close to good local schools, the East Lancashire Road and other local amenities. Early viewing is advised. Entry to the property is via an entrance hallway providing access to a well proportioned sitting room with bay window leading through to a dining room. The modern fitted kitchen is accessed via the hallway and also from the dining room and benefits from a handy utility room. To the first floor are three good size bedrooms and a family bathroom. Outside, to the rear is a great size low maintenance garden with a detached garage, whilst to the front is a garden providing off road parking.



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		
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