



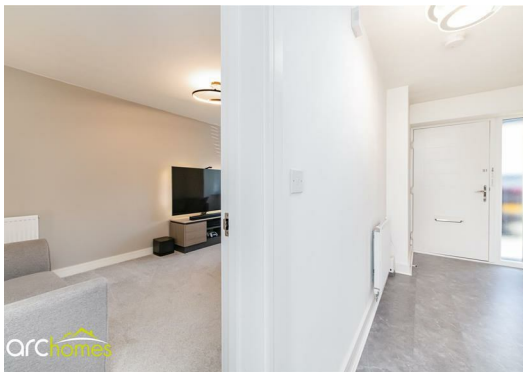
## 53 Sovereign Fold Road, WN7 5GJ £390,000

ARC HOMES are delighted to offer FOR SALE this flawlessly presented modern four bedroom detached property positioned on a 'nearly new' development in a popular location in Leigh. This stunning home, built in 2023, is beautifully presented and boasts generous accommodation together with ample parking, garage and larger than average private rear gardens that are not overlooked. An ideal family home, early viewing is advised. Entry is via a welcoming entrance hallway which provides access to the well proportioned sitting room. To the rear sits the fantastic well designed kitchen family room finished with modern units, appliances and bi folding doors. This excellent room provides ample family space with room to dine and lounge. A handy WC completes the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. The front gardens provide off road parking for several cars in front of the garage. The larger than average rear gardens provide generous outdoor space and are not directly overlooked providing a good degree of privacy.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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