



## 9 Urmston Street, WN7 4SW

### Offers over £110,000

ARC HOMES are delighted to offer FOR SALE this excellent first time buyer / buy to let opportunity within a popular spot in Leigh. This two bedroom terraced offers generous accommodation if is offered with no onward chain. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance vestibule which lead into a well proportioned sitting room. A spacious kitchen dining room sits to the rear with a stable door opening into the rear gardens. To the first floor are two generous bedrooms and a bathroom complete with separate shower enclosure. Outside, the en closed rear gardens are low maintenance wand have double gates to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) 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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