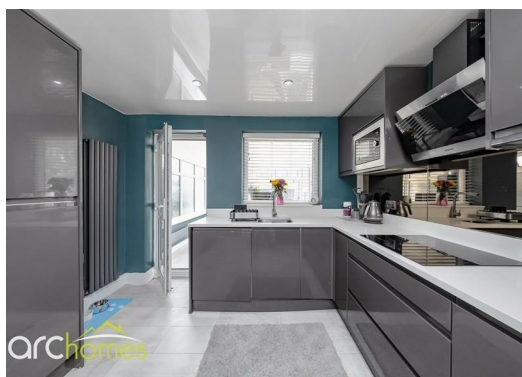
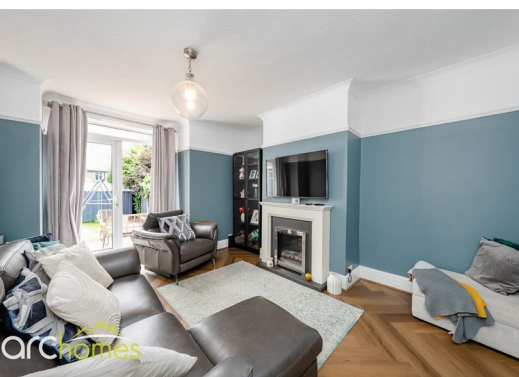




164 The Avenue, WN7 1HR

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended three bedroom semi detached property positioned within a sought after location close to Leigh Infirmary. This gorgeous home is immaculately presented throughout, boasting generous accommodation together with generous rear gardens and off road parking. Entry is via a welcoming entrance hallway which houses a useful downstairs wc and leads into the fantastic well proportioned sitting room with French doors opening into the rear gardens. To the rear sits the beautiful modern kitchen dining room which provides access into the excellent conservatory. A generous bay fronted dining room is currently being utilised as a downstairs bedroom and completes the ground floor. To the first floor are three excellent bedrooms and a lovely modern bathroom. Outside, this property is positioned within a sought after location with the front gardens providing off road parking. The enclosed rear gardens are a great size and are well presented providing generous outdoor space. Double gates to the rear open to create further parking if needed.



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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