



6 Corner Lane, WN7 5PX £220,000

ARC HOMES are delighted to offer FOR SALE this beautiful extended semi detached property positioned in a popular spot bordering Leigh, Atherton and Hindley Green. This gorgeous home is well presented throughout and has been extended to create larger than average versatile accommodation which would be ideal for a range of buyers. With generous space, lovely enclosed gardens and ample parking, early viewing is essential to avoid missing out. Entry is via an entrance hallway which lead into a well proportioned bay fronted sitting room. A fantastic modern kitchen sits central on the ground floor and leads into an excellent dining room finished with glazed lantern skylight. This property has also been extended to the side with an inner hallway leading to a modern shower room and additional reception room which can also be accessed from the front garden. This room is currently being utilised as a beauty room and would ideal for those looking to work from home or for those needing a ground floor bedroom with en suite facilities. To the first floor are two generous bedrooms and a modern bathroom with separate shower enclosure. Outside, the larger than front gardens are enclosed, well presented and provide ample off road parking. The enclosed rear gardens are also laid to lawn with paved patio and provide generous outdoor space together with an excellent 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		
(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



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

