



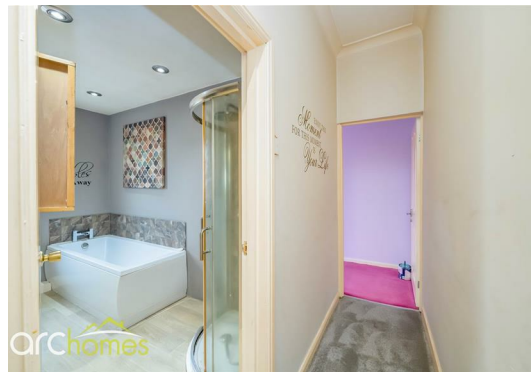
9 Urmston Street, WN7 4SW Guide price £130,000

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) 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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