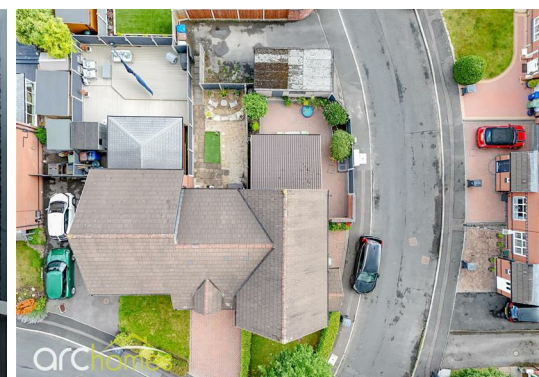




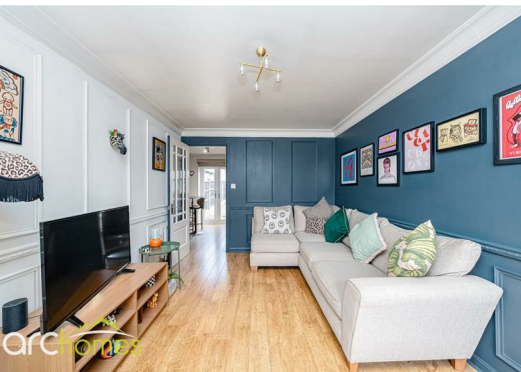
## 2 Halstead Grove, WN7 2JN £190,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented mid mews property located in a quiet cul de sac just off the popular Holden Road in Leigh. This property offers generous living accommodation close to transport links such as the V1 guided busway and is ready for the new owner to move in, making it ideal for a range of buyers. On entry to the property you are greeted by a well proportioned sitting room with stairs leading to the first floor. To the rear of the property there is a modern fitted kitchen dining room with french doors providing access to the rear garden. To the first floor are two spacious bedrooms and a modern family bathroom. Outside, to the rear is a low maintenance garden with patio area whilst to the front is a driveway providing off road parking.



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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