



40 Fairhurst Street, WN7 4EE

Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this stunning garden fronted mid terrace in a popular location in Leigh. This property has been finished to a high standard, immaculately presented throughout and is a credit to the current owners. This property is ideal for a range of buyers and early viewings are advised to avoid missing out. Entry to the property is via an entrance vestibule providing access to the well proportioned sitting room. The beautiful modern fitted kitchen sits to the rear of the property providing a great space for dining and has access to the rear garden. To the first floor are two generous bedrooms and a modern shower room. Outside, there is a small garden to the front whilst to the rear is a low maintenance garden.



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 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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