



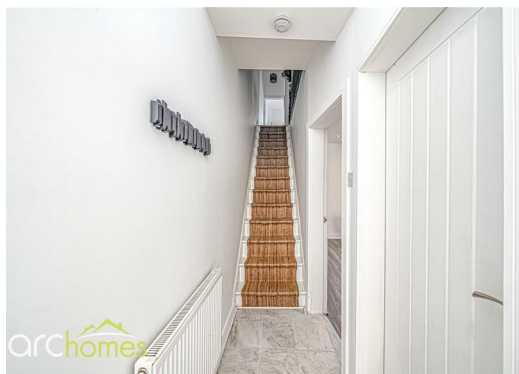
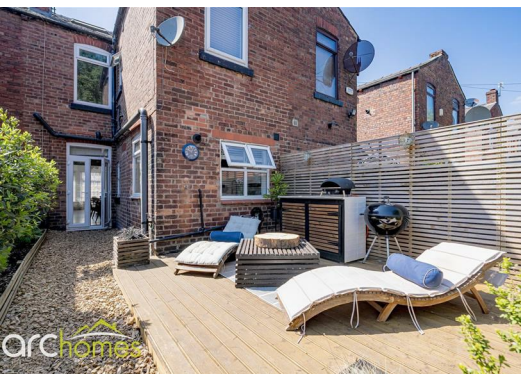
758 Leigh Road, WN7 1TF Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than average four bedroom garden fronted terraced positioned within a sought after spot. This beautiful home is flawlessly presented throughout and offers very generous accommodation together with larger than average gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into a lovely bay fronted sitting room and separate dining room with French doors opening into the rear gardens. A modern kitchen sits to the rear and completes the ground floor accommodation on offer. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from fitted wardrobes and a well designed modern en suite shower room. Fitted stairs rise into the impressive loft room finished with skylight windows to both front and rear and an en suite WC. The property has high ceilings and beautifully tiled floors throughout. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens are larger than average 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 | |



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