



## 80 Corner Lane, Lancashire WN7 5PX

### Offers over £180,000

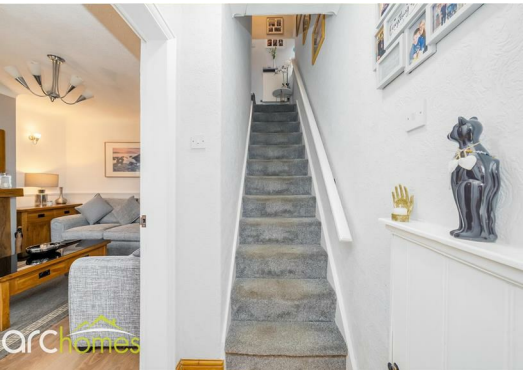
ARC HOMES are delighted to offer FOR SALE this absolutely stunning end mews property positioned within a popular spot bordering Leigh, Atherton and Hindley Green. This gorgeous home is beautifully presented throughout and boasts generous accommodation together with off road parking and lovely private rear gardens complete with covered hot tub house, bar and garden room. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. A lovely modern kitchen dining room sits to rear and leads into a fantastic orangery. To the first floor are two double bedrooms and a modern bathroom. Outside, the front gardens provide off road parking for two vehicles. The enclosed rear gardens provide generous outdoor space and boast a well designed outbuilding a bar and lounge.





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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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>		
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