



## 155 Glebe Street, Lancashire WN7 1RH

£69,950

ARC HOMES are delighted to offer for sale this fantastic BUY TO LET / FIRST TIME BUYER OPPORTUNITY in Leigh. This three bedroom terraced property is offered with no onward chain and is not expected to stay on the market for long. Entry is via an entrance vestibule which leads into a well proportioned sitting room. An inner hallway provides access to the kitchen dining room which completes the ground floor accommodation. To the first floor are three generous bedrooms and a bathroom. Outside there is an enclosed low maintenance rear garden.





Entrance Vestibule

Door to:

Sitting Room

13'9" x 13'3" (4.19m" x 4.04m")

Double glazed window to front. Radiator. Door to:

Inner Hallway

Stairs rising to the first floor accommodation. Door to:

Kitchen

13'8" x 10'4" (4.17m" x 3.15m")

Two double glazed windows to rear. Double glazed door opening onto the rear gardens. Radiator. Stainless steel sink drainer unit. Range of base and wall mounted units. Work surfaces with cupboards and drawers beneath. Space for freestanding gas cooker. Plumbing for automatic washing machine. Under stairs storage area.

First Floor

Access to all three bedrooms and he bathroom.

Bedroom One

13'10" x 10'5" (4.22m" x 3.18m")

Double glazed window to front. Radiator.

Bedroom Two

10'3" x 6'7" (3.12m" x 2.01m")

Double glazed window to rear. Radiator.

Bedroom Three

7'2" x 6'9" (2.18m" x 2.06m")

Double glazed window to rear. Radiator.

Bathroom

6'4" x 5'9" (1.93m" x 1.75m")

Low level w.c, pedestal hand wash basin and panelled bath with electric shower over.

Outside Rear

Enclosed and low maintenance rear gardens.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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