



400 Leigh End, Glazebury, WA3 5NX Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this lovely freehold cottage property positioned within a very sought after location with Glazebury. This beautiful home is positioned within a tucked away spot boasting characterful accommodation together with generous gardens. This property has been much improved over recent years and is ideal for a range of buyers, early viewing is advised to avoid missing out. The accommodation in brief comprises of well proportioned sitting room with exposed beams and a modern kitchen. To the first floor are two double bedrooms and a modern bathroom. Outside, this property is positioned off street with a larger than average lawned front garden. To the rear is a low maintenance rear yard. Gas central heating and double glazing complete the package on offer. (Please note, the storage container is not included in the sale and will be removed by completion)



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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