



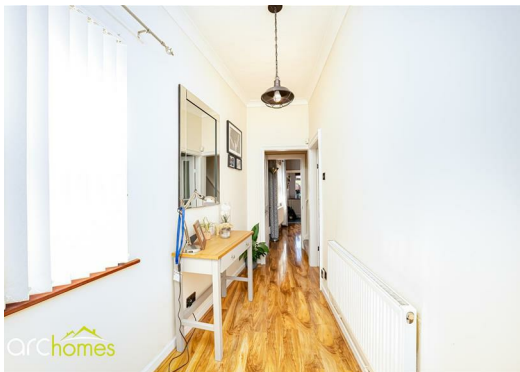
109 Wigan Road, WN7 5DE Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this fantastic EXTENDED end terraced property positioned within a popular spot offering excellent accommodation which would be ideal for a range of buyers. Entry is via an entrance hallway which provides access to a well proportioned sitting room. Further along the hallway there are stairs rising to the first floor and access to the dining room and separate kitchen. To the first floor are two double bedrooms and a modern family bathroom with separate shower enclosure. Outside, the enclosed rear gardens offer good outdoor space and are low maintenance. There is land to the side of the property which the current owner uses for parking. This is not allocated but is available on a first come first served basis.



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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