



2 Limer Hill, WN7 5FU

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this excellent modern three bedroom semi detached property positioned within a modern development. This lovely home offers generous accommodation together with generous enclosed rear gardens and off road parking. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads not a well proportioned bay fronted sitting room. To the rear sits a modern kitchen dining room with French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three bedrooms and a modern bathroom. The master bedroom benefits from an en suite shower room. Outside, the front gardens provide off road parking whilst the enclosed rear gardens provide generous outdoor space.



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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