



284 Holden Road, WN7 2HG

£260,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD detached house positioned on the popular Holden Road in Leigh. This excellent home is on a desirable plot set back off the main road, is well presented throughout and boasts generous accommodation with ample off road parking. Entry is via an entrance hallway which provides access into the well proportioned sitting room and downstairs cloakroom. The sitting room leads through to spacious kitchen / dining room with french doors opening in to the rear garden. To the first floor are three generous bedrooms and a family bathroom. Outside, the front gardens provide ample off road parking whilst the rear gardens provide generous outdoor space and a good degree of privacy.



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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