





## 29 Brookfield Street, WN7 1HQ Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning and fully refurbished three bedroom semi detached property positioned within a sought after cul de sac. This gorgeous home has recently undergone full refurbishment and is well presented throughout, boasting generous accommodation together with off road parking and fantastic larger than average rear gardens. Entry is via a welcoming entrance hallway which leads into the impressive dual aspect sitting room. A lovely refitted kitchen sits to the rear and completes the ground floor accommodation. To the first floor are three excellent bedrooms and a lovely modern bathroom. Outside, this property is positioned within a sought after quiet cul de sac with the front gardens providing ample off road parking. The enclosed rear gardens are larger than average and are well presented with lawned and paved patio area. Early viewing is advised.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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