



9 Clarence Street, M46 9AH £190,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD semi detached property positioned within a sought after location. This beautiful home is flawlessly presented throughout and boasts generous accommodation together with lovely private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the excellent dual aspect sitting room. The hallway opens into the gorgeous kitchen dining room finished with modern units and breakfast bar. A handy modern utility room and downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside both front and rear gardens are enclosed and well presented.



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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