



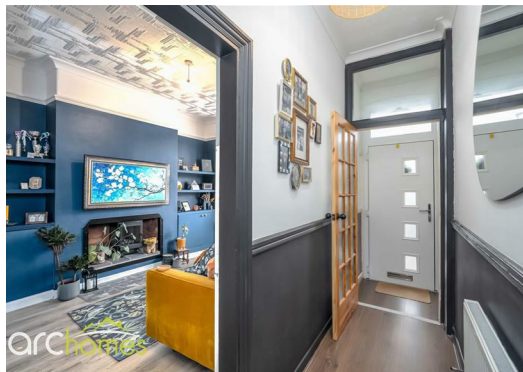
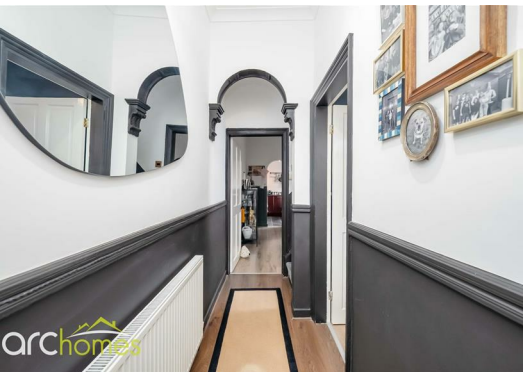
72 Edale Road, Lancashire WN7 2BE Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than an average three bedroom end terraced property positioned within very sought after location and backing onto playing fields. Property in the location is in high demand and this gorgeous home offer generous accommodation together with lovely views to the rear and private rear garden. Ideal for a range of buyers early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the lovely bay fronted sitting room. To the rear sits an excellent spacious separate dining room with feature fireplace and understairs storage. A modern kitchen sits just off the dining room and completes the ground floor. To the first floor are three generous bedrooms and a modern shower room. The rooms to the rear of the property benefit from views over playing fields. Outside, both front and rear gardens are enclosed and low maintenance.



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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