



5 Fell Street, WN7 4RE

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented three bedroom semi detached property offering generous accommodation together with ample off road parking and generous rear gardens. This lovely home is ready to move into and would suit a range of buyers. Entry is via an entrance hallway which leads into a lovely well proportioned sitting room. To the rear a separate dining room has french doors opening to the rear gardens and an open arch leading into the modern kitchen. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide ample off road parking. The enclosed rear gardens provide generous outdoor space together with 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 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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