



## 54 Balmoral Drive, WN7 2TX Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom FREEHOLD semi detached property occupying an excellent corner plot and offered with no onward chain. An ideal first time or buy to let, this lovely home is ready to move into and would suits a range of buyers. Entry is via an entrance hallway which leads into the spacious dual aspect sitting room. A fitted kitchen completes the ground floor. To the first floor are two generous bedrooms and a bathroom. Outside, this property is positioned on an excellent corner plot providing generous enclosed gardens and ample off road parking.



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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