



12 Willow Crescent, WN7 5RN £160,000

ARC HOMES are delighted to offer FOR SALE this excellent spacious three bedroom semi detached property boasting very generous accommodation together with ample off road parking and enclosed gardens. This lovely FREEHOLD home would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into the excellent dual aspect sitting dining room. A modern kitchen sits to the rear and completes the ground floor. To the first floor are three generous bedrooms and a modern shower room. Outside, the front gardens are enclosed and low maintenance providing ample off road parking. The enclosed rear gardens are also low maintenance and 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 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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