



## 25 Glover Street, WN7 5LR

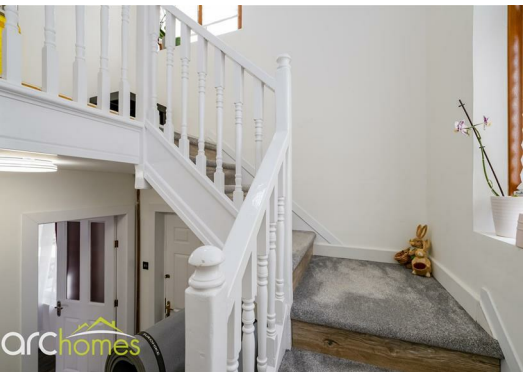
### Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented three bedroom semi detached property occupying an enviable larger than average FREEHOLD corner plot. This lovely home boasts generous accommodation together with ample parking for several vehicles. With no onward chain, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the fantastic dual aspect sitting room. A modern kitchen benefits from a separate utility room which completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The excellent handy loft space has been boarded, has a window to the side together sky light windows. This loft space is complete with generous head height clearance and is currently accessed via a pull down ladder. Outside, this property is positioned in a fantastic corner plot providing generous gardens to both front, side and rear. This property would be perfect for those who need to park several larger vehicles or for those looking for larger outdoor space.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>88</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>                            |  |                         | <b>75</b> |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
 info@arc-homes.net

