

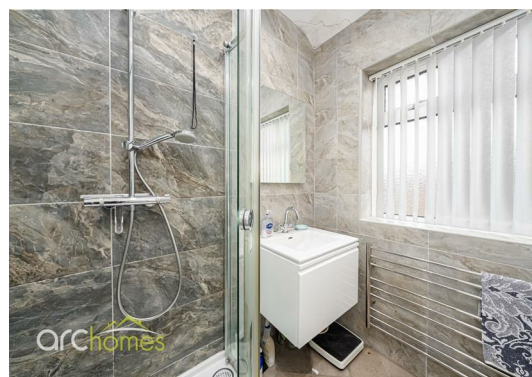


32 Butts Avenue, WN7 3DH

£190,000

ARC HOMES are pleased to offer FOR SALE this three-bedroom semi detached property, positioned within a popular location. Perhaps in need of some modernisation this ideal family home boasts generous accommodation, together with enclosed rear gardens and off-road parking. Offered with no onward chain, early viewing is highly advised. Entry is via a welcoming entrance hallway, which leads into the well-proportioned sitting room. To the rear sits a dining room and separate kitchen. To the first floor are three generous bedrooms and a bathroom.

Outside, the property occupies a corner plot and has enclosed front and rear gardens with off road parking and detached garage to the side.



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		
	66	79
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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