

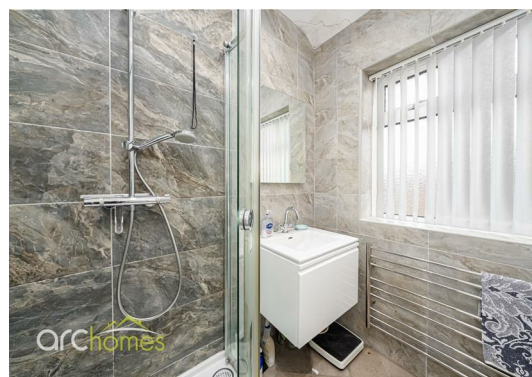


## 32 Butts Avenue, WN7 3DH

### £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<br>EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) 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<br>EU Directive 2002/91/EC          |         |           |



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