



112 Tiverton Avenue, WN7 5BF Offers in excess of £235,000

ARC HOMES are delighted to offer FOR SALE this stunning modern three bedroom semi detached positioned in a lovely tucked away location that is not overlooked. This beautiful home offers generous accommodation together with lovely private rear gardens and off road parking. Nestled in a quiet spot, this fantastic property would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which provides access into the well proportioned sitting room. The spacious kitchen dining room is finished with modern units and French doors which open into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned off street with woodland views. The front gardens are enclosed and private with a driveway to the side providing off road parking. The enclosed rear gardens are well presented and low maintenance offering generous outdoor space 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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