



## 18 Thompson Farm Meadow, Lowton, WA3 2UJ

£270,000

ARC HOMES are delighted to offer FOR SALE this lovely modern three bedroom semi detached property positioned within a tucked away position on a lovely modern development in Lowton. This fantastic property would suit a range of buyers and boasts generous accommodation together with off road parking, enclosed gardens and the remainder of an NHBC warranty. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits a modern kitchen with French doors opening into the rear gardens. A handy utility room and downstairs cloakroom completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within a tucked away spot and is not directly overlooked to the front. A driveway leads to the side providing ample off road parking. The enclosed rear gardens provide generous outdoor space and are laid to lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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