



## 6 Bracken Road, WN7 4XA

### Offers over £170,000

ARC HOMES are delighted to offer FOR SALE - WITH NO ONWARD CHAIN this excellent and very well presented two bedroom semi detached property positioned within a quiet popular spot. This lovely home offers generous accommodation together with lovely enclosed gardens. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which has ample storage and provides access into the well proportioned sitting room. To the rear sits the excellent modern kitchen dining room which has French doors opening into the rear gardens. To the first floor are two fantastic double bedrooms and a modern showroom room. Outside, the front gardens are enclosed and laid to lawn. The enclosed rear gardens are well presented and have been designed to be low maintenance with patio areas and a fab bar.





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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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