



## 15 Chester Street, WN7 1LS Offers over £290,000

ARC HOMES are delighted to offer FOR SALE this fantastic, larger-than-average three-bedroom detached property, positioned on an enviable plot with ample off-road parking. This beautiful home is perfect for a range of buyers, and early viewing is highly recommended to avoid disappointment.

Upon entry, a welcoming entrance hallway provides access to a convenient downstairs cloakroom. The property boasts a spacious sitting room with French doors opening out to the garden, creating a light and airy living space. This leads seamlessly into a modern, well-appointed kitchen. To the first floor, you will find three generous bedrooms along with a stylish family bathroom featuring a separate shower enclosure. A fitted staircase leads to the second floor, revealing a well-proportioned loft room complete with two skylight windows, ideal for use as a home office, guest room, or additional living space.

Externally, the home sits on a superb plot with well-maintained gardens to the front, rear, and side, offering plenty of outdoor space for relaxation or entertaining. Double gates provide access to a private driveway, ensuring ample off-road parking.



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		
	77	81
<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>		
(55-68) <b>D</b>		
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