



## 4 Northolt Avenue, Lancashire WN7 1TY £265,000

ARC HOMES are delighted to offer FOR SALE this fantastic and larger than average FIVE BEDROOM semi detached property positioned within a lovely quiet cul de sac in a popular Ather-Leigh location. This excellent home is well presented throughout and boasts fantastic living space together with gorgeous gardens, ample parking and detached garage. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway with access into a well proportioned sitting room. To the rear sits the separate dining room which has French doors leading into the rear gardens. An inner hallway provides access into a modern kitchen, ground floor bedroom and bathroom. To the first floor are four further bedrooms which completes the living accommodation on offer. Outside, this property is positioned within a small quiet cul de sac with enclosed front gardens providing off road parking that leads to the side towards the detached garage. The lovely enclosed rear gardens have been designed to be low maintenance and provide a good degree of privacy.



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