




## 295 Charles Street, Lancashire WN7 1PP


### £240,000

ARC HOMES are delighted to offer FOR SALE - WITH NO ONWARD CHAIN this fantastic extended three bedroom semi detached property positioned within a popular location. This beautiful home is well presented throughout and offers generous accommodation together with fantastic rear gardens and off road parking. Ideal for a range of buyer, early viewing is advised. Entry is via a welcoming entrance hallway which leads into the bay fronted dining room. To the rear the property has been extended to create a larger than average sitting room with bench doors opening into the rear gardens. A spacious modern fitted kitchen completes the ground floor. To the first floor are three generous bedrooms, a lovely modern shower room and a separate WC. Outside, the front gardens are enclosed, low maintenance and provide off road parking. The enclosed rear gardens are well presented offering generous outdoor space.





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 CO2 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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