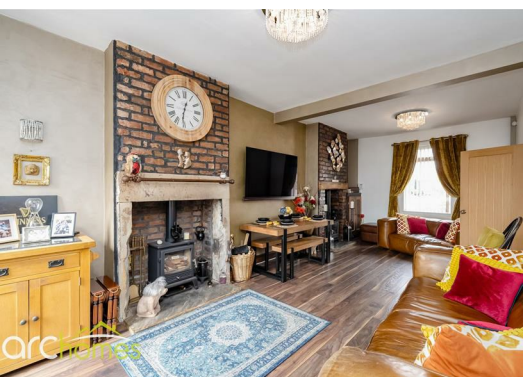




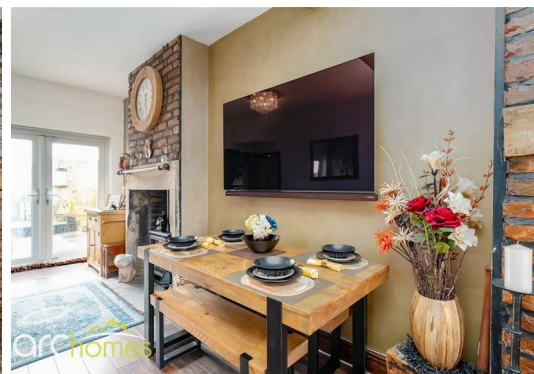
19 Size House Place, WN7 2DF Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average FREEHOLD semi detached property positioned within a tucked away location. This beautiful home is positioned at the end of a small cul de sac and provides very generous accommodation together with enclosed rear gardens. Ideal for a range of buyers early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into the impressive larger than average sitting dining room. This room boasts two fireplaces together with French doors opening into the rear gardens. To the rear sits a lovely fitted kitchen which completes the ground floor accommodation. To the first floor are two fantastic double bedrooms and a gorgeous bathroom complete with separate shower enclosure. Outside, this property is positioned within a quiet spot and is not overlooked directly to the front. The enclosed rear gardens are well presented and have been designed to be low maintenance.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



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