



## 14 Malton Close, WN7 5BZ Offers over £220,000

FOR SALE with NO ONWARD CHAIN this excellent extended larger than average three bedroom semi detached property positioned at the head a quiet cul de sac. This excellent home offers fantastic accommodation together with private rear gardens and off road parking. With no onward chain, this home would be ideal for a range of buyers and early viewing is advised. Entry is an entrance which opens into the hallway. A well proportioned sitting room sits to the front and leads to a separate dining room to the rear. French doors open into a larger than average conservatory which looks onto the rear gardens. A fitted kitchen benefits from a separate utility room. A handy additional lounge and downstairs shower room completes the ground floor. To the first floor are three generous bedrooms and a bathroom with separate shower enclosure. A doorway leads to a space saver stair case which rises into the boarded loft space. Outside, this property is positioned at the end of a cul de sac with the front gardens providing off road parking. The enclosed rear gardens are 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		
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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
 info@arc-homes.net

