



## 78 Hanover Street, WN7 1HG Offers in excess of £180,000

ARC HOMES are delighted to offer FOR SALE this excellent larger than average three bedroom semi detached property positioned within a very sought after location. This fantastic property boasts generous accommodation together with off road parking, garage and would be ideal for a range of buyers. Entry is via a spacious entrance hallway which leads into the well proportioned bay fronted sitting room. To the rear is a separate dining room with French doors opening into the rear gardens. A fitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a bathroom. Outside, the front gardens are enclosed with a driveway in front of the garage providing off road parking. The enclosed rear gardens are laid to lawn 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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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