



14 Malton Close, WN7 5BZ

Offers over £250,000

ARC HOMES are delighted to offer 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) 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 CO2 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 CO2 emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

