



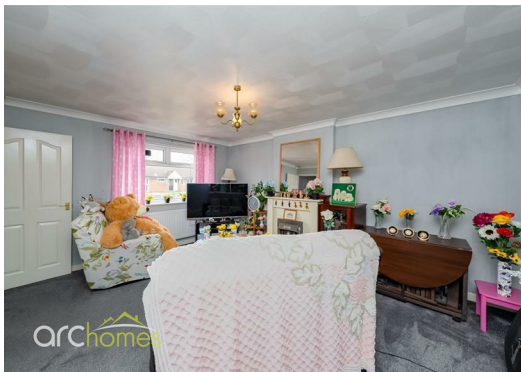
## 5 Swallowfield, WN7 1HT Offers in the region of £220,000

ARC HOMES are delighted to offer FOR SALE this excellent detached true bungalow positioned within a lovely quiet cul de sac location. This fantastic property is well presented and boasts ample parking, garage and private rear gardens. With no onward chain this bungalow would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into the well-proportioned sitting room. The kitchen sits just off the sitting room and is finished with modern units. To the rear are two bedrooms and a bathroom. Bedroom two is being utilised as dining room and has French doors leading into a conservatory. Outside, this property is positioned within a quiet cul de sac with open plan front gardens providing ample parking which leads to the side towards a detached garage. The enclosed 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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