



189 Charles Street, WN7 1PT

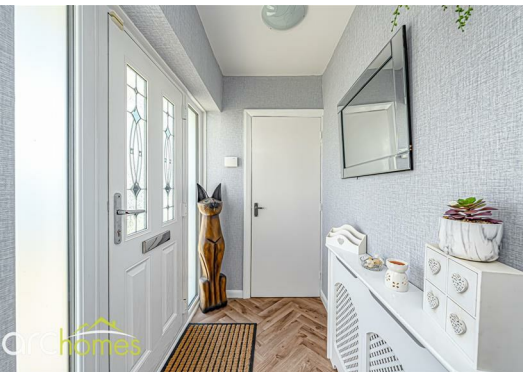
Offers over £260,000

ARC HOMES are delighted to offer FOR SALE the gorgeous larger than average bungalow positioned within a very sought after location. This beautiful home is a true credit to the current owners and offer generous accommodation together with ample parking and lovely enclosed gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into a spacious sitting room with a log burner. To the rear sits the fantastic modern kitchen with separate dining area. There are two excellent double bedrooms and a modern shower room located on the ground floor. The garage has been adapted to create a handy study whilst also keeping useful store. The study has stairs which lead into the very impressive larger than average loft room finished with generous head height and two skylight windows. Outside, the front gardens are open plan and provide ample off road parking with access to the store and electric charge point. The enclosed rear gardens are well presented and offer generous outdoor space together with a god 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 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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