



## 9 Louise Gardens, BL5 2HH

£225,000

ARC HOMES are delighted to offer FOR SALE this excellent well presented semi detached true bungalow positioned within a sought after spot. This lovely property would suit a range of buyers and bases generous accommodation together with off road parking and detached garage. Entry is via the side which opens into a generous kitchen dining room. The well proportioned sitting room sits to the front with two generous bedrooms and a modern shower room sitting to the rear. Outside, the front gardens are laid to lawn with a driveway leading to the side providing off road parking. The enclosed rear gardens are covered with a handy car port in front of the larger than average garage.



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>		
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