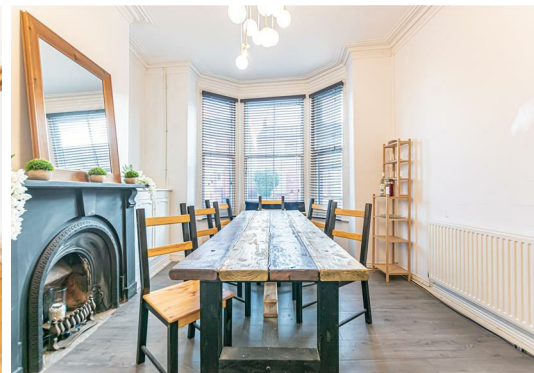




33 The Avenue, WN7 1ET Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this spacious Victorian Terraced property situated within a very popular location. This gorgeous home offers generous accommodation including two reception rooms, two double bedrooms and loft space. Positioned within close proximity of the town centre and the V1 providing excellent commuter links to Manchester City Centre, early viewing is highly advised. Entry is via a spacious and welcoming entrance hallway. The well proportioned bay fronted sitting room sits to the front whilst an equally well proportioned separate dining room sits the rear. A modern refitted kitchen completes the ground floor accommodation. The first floor are two very generous double bedrooms and a simply gorgeous bathroom which boasts a freestanding bath and separate shower enclosure. Outside, to the front there is a driveway for off road parking, and the rear garden is enclosed and low maintenance. This property also benefits from No Onward Chain.



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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