





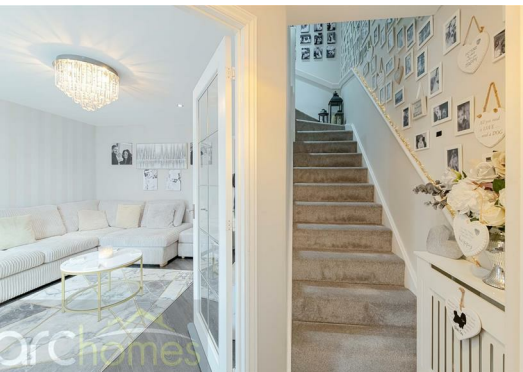
23 Armfield Grove, Lancashire WN7 4FQ Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom semi detached property positioned within a very sought after location. This gorgeous home is well presented throughout and is located on the popular Pennington Wharf development close by a Marina. With generous accommodation together with driveway and lovely rear gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to the well proportioned sitting room. A beautiful modern kitchen dining room sits to the rear of the property and boasts French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor accommodation. The current owner has installed a clever storage area hidden in the staircase. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts an en suite shower room. Outside, the front gardens are open plan and provide off road parking. The enclosed rear gardens are larger than average, well presented and designed to be low maintenance. The rear garden houses a handy shed complete with power and lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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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