



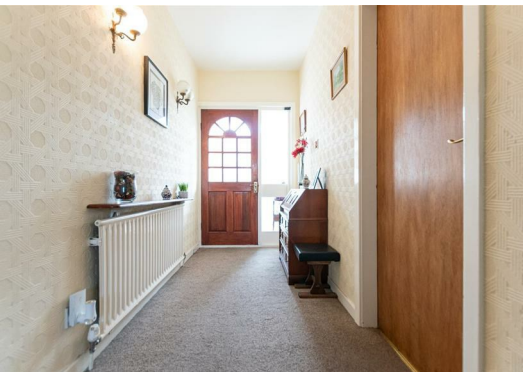
## 12 Elmwood Close, BL5 1HF Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property positioned within a very sought after cul de sac off Reynolds Drive in Over Hulton. Property in this location is extremely sought after and this excellent family home offers generous accommodation together with ample parking, garage and lovely private rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear sits an excellent separate dining room which opens into the modern kitchen. A conservatory sits off the kitchen and has French doors opening into the rear gardens. The bathroom completes the ground floor accommodation. To the first floor are three excellent generous bedrooms. Outside, this property is positioned in a lovely quiet cul de sac. The front gardens are laid to lawn and provide ample off road parking in front of the garage. The enclosed rear gardens are well presented, laid to lawn and provide generous outdoor space.



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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