



## 37 Buck Street, WN7 4HE Offers in excess of £120,000

ARC HOMES are delighted to offer FOR SALE this lovely two bedroom garden fronted terraced property on the Leigh Pennington border. This excellent home is well presented and would suit a range of buyers. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits the modern refitted kitchen dining room. To the first floor are two generous double bedrooms and a modern bathroom. outside, both front and rear gardens are enclosed and low maintenance with the rear gardens housing a handy storage shed.



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>		
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