



106 Tiverton Avenue, WN7 5BF £240,000

ARC HOMES are delighted to offer FOR SALE this gorgeous modern three bedroom semi detached property positioned at the end of a cul de sac on a sought after modern development. This beautiful home is well presented throughout and would suit a range of buyers. With no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a handy downstairs cloakroom and a well proportioned sitting room. To the rear sits the modern kitchen dining room which has French doors leading into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is in a tucked away spot with off road parking for two vehicles. The enclosed rear gardens are laid to lawn and provide generous outdoor space.



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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