



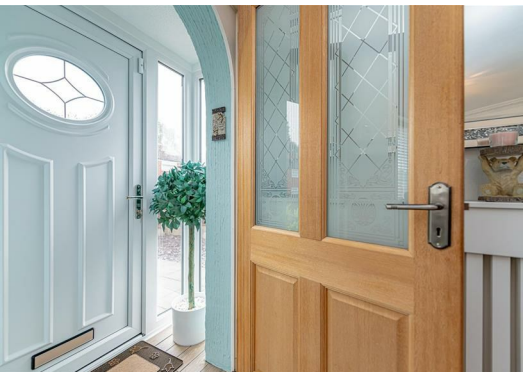
24 Graymar Road, Little Hulton, M38 9PE Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD extended semi detached property positioned on an excellent corner plot with ample off road parking. This beautiful home is well presented throughout and boasts generous accommodation together with spacious enclosed gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance porch which leads into a well proportioned sitting room. A separate lounge sits to the rear and opens into a separate dining area and fantastic modern kitchen giving the ground floor a lovely open plan feel. To the first floor are three generous bedrooms and a modern bathroom. Outside, there are generous enclosed gardens to front, side and rear providing fantastic outdoor space. Double gates to the rear open to ample off road parking in front of a detached garage.



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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