



## 19 Oak Tree Close, M46 ORP £175,000

ARC HOMES are delighted to offer FOR SALE this fantastic opportunity on Oak Tree Close in Howe Bridge. This excellent three bedroom semi detached is perhaps in need of some cosmetic updating but it has been competitively priced to attract early interest and would be ideal for a range of buyers. Located in a very sought after location and boasting off road parking together with private rear gardens, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the separate dining room with patio doors opening into the rear gardens. A fitted kitchen completes the ground floor. To the first floor are three generous bedrooms, bathroom and separate wc. Outside, the front gardens are enclosed with off road parking leading to the side towards a garage. The enclosed rear gardens are laid to lawn and provide generous outdoor space with an excellent degree of privacy.



| 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<br>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<br>2002/91/EC |           |



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