



## 19 Sidney Street, WN7 2RQ Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this fantastic three double bedroom modern mews property positioned within a lovely quiet location. This beautiful property is well presented throughout and boasts generous accommodation together with enclosed gardens, off road parking and integral garage. Entry to the property is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the modern refitted kitchen dining room with access into the garage. To the first floor are three excellent double bedrooms and a modern bathroom. Outside, the front gardens provide off road parking in front of an integral garage. The enclosed rear gardens are well presented and provide generous outdoor space together with a good 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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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