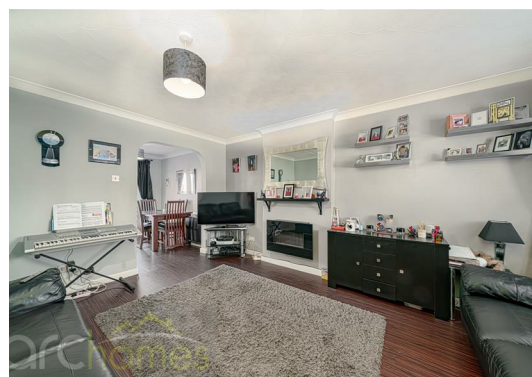





31 Bexhill Drive, WN7 5TF

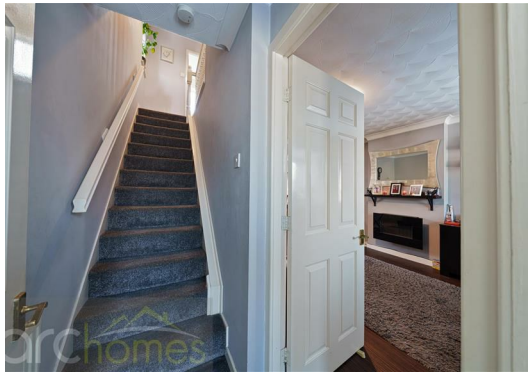
Offers in the region of £260,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom detached property situated in a very sought after location. This property offers generous accommodation, enviable corner plot gardens and would be an ideal family home. Entry is via an entrance vestibule and opens out into a well proportioned sitting room. To the rear sits a modern fitted kitchen dining room with patio door providing access to the garden. To the first floor are three generous bedrooms and a family bathroom. The master bedroom also benefits from an ensuite shower room. Outside, the property is located in a quiet sought after location and has the benefit of off road parking which leads to the side towards a detached garage. The enclosed rear gardens are well presented and provide good outdoor space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	
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



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

