




## 32 Bettison Avenue, WN7 3DB

### Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD modern detached property positioned within a sought after location. This beautiful home is flawlessly presented throughout and boasts generous accommodation together with ample parking and enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a spacious entrance hallway which provides access to the handy downstairs cloakroom and lovely well proportioned sitting room. To the rear sits a fantastic modern kitchen dining room with French doors opening 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 positioned within a sought after quiet spot with front gardens providing ample off road parking. The enclosed rear gardens are well presented and provide generous outdoor space together with a well designed garden room complete with power and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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