



## 65 Tiverton Avenue, WN7 5BF

Offers over £350,000

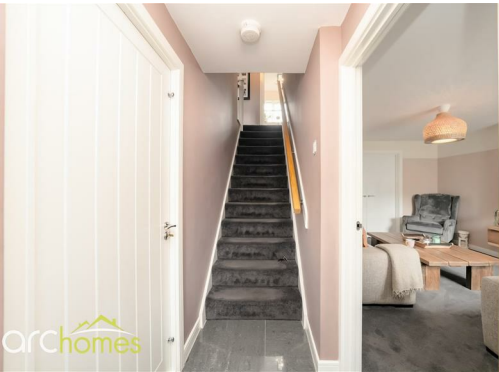
ARC HOMES are delighted to offer FOR SALE this beautiful, modern four bedroom detached property positioned in a sought after location. This lovely home is flawlessly presented throughout, boasting generous accommodation together with fantastic gardens, ample off road parking and garage. This beautiful property would make an ideal family home and early viewing is highly advised. Entry is via an entrance hallway which leads into a lovely well proportioned sitting room. Double doors from the sitting room open into the running larger than average kitchen dining room finished with modern units, appliances and French doors opening into the rear gardens. A handy utility room and WVC completes the ground floor. To the first floor are four fantastic generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the front gardens provide ample off road parking in front of an integral garage. The enclosed rear gardens are well presented and provide generous outdoor space together 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		
England & Wales		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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

