



## 136 Platt Fold Road, WN7 1JP

### £1,400 Per month

ARC HOMES are delighted to offer TO LET this stunning three-bedroom semi-detached property, ideally situated in a highly sought-after location. This beautifully presented home offers spacious and well-appointed accommodation throughout, along with off-road parking and a fantastic, larger-than-average private rear garden. Upon entering, you are welcomed by a bright entrance hallway leading into a generously sized sitting room. A separate dining room features French doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. A modern, well-equipped kitchen completes the ground floor. Upstairs, you'll find three generously proportioned bedrooms and a contemporary family bathroom. Externally, the front garden provides off-road parking, while the enclosed rear garden offers an exceptional outdoor space with a high degree of privacy—perfect for entertaining or relaxing.





| 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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |  |
|---|---------|--|
|   | Current | Potential  |
| Very environmentally friendly - lower CO2 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>                                    |         |  |
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| Not environmentally friendly - higher CO2 emissions |         |  |
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