




19 Armfield Grove, WN7 4FQ

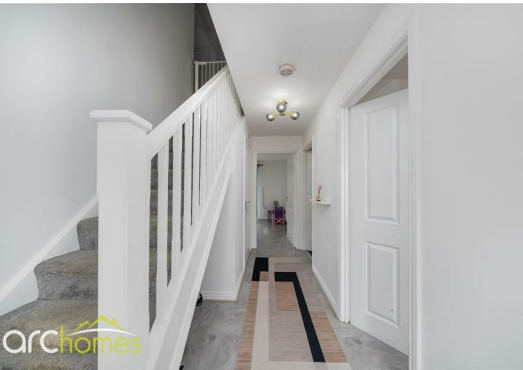
Offers over £360,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD four bedroom detached property positioned within a very sought after location. This gorgeous home is well presented throughout and is located on the popular Pennington Wharf development close to the stunning Marina. With generous accommodation together with driveway, garage and no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to the well proportioned sitting room which has French doors opening into the rear gardens. A beautiful modern kitchen dining room sits to the rear of the property and boasts French doors opening into the rear gardens. A spacious separate dining room sits to the front and is currently being utilised as a playroom. A handy downstairs cloakroom / wc completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts an en suite shower room. Outside, this property is positioned on a generous plot with the front gardens providing ample parking in front of the 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		
(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 ₂) 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 



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

