



19 Ashwood Avenue, Abram, WN2 5YE

Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this gorgeous modern three bedroom detached property positioned within a very sought after location. This beautiful home is flawlessly presented throughout, boasting generous accommodation together with ample parking and private rear gardens. Benefiting from the remainder of its NHBC warranty this beautiful home would suit a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the lovely modern kitchen and separate dining room. The well proportioned sitting room sits to the rear and has french doors which lead into the rear gardens. A handy modern cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, this property is positioned within a popular modern development with ample parking in front of the garage. The enclosed rear gardens are laid to lawn and provide generous outdoor space together with a good degree of privacy.



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 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



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