




5 Swallowfield, WN7 1HT

Offers in the region of £220,000

ARC HOMES are delighted to offer FOR SALE this excellent detached true bungalow positioned within a lovely quiet cul de sac location. This fantastic property is well presented and boasts ample parking, garage and private rear gardens. With no onward chain this bungalow would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into the well-proportioned sitting room. The kitchen sits just off the sitting room and is finished with modern units. To the rear are two bedrooms and a bathroom. Bedroom two is being utilised as dining room and has French doors leading into a conservatory. Outside, this property is positioned within a quiet cul de sac with open plan front gardens providing ample parking which leads to the side towards a detached garage. The enclosed gardens are laid to lawn and provide a good degree of privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
 info@arc-homes.net

