




## 31 Ringway Avenue, WN7 1TX

### Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a sought after 'Ather-Leigh' location. This fantastic property offers generous accommodation together with ample parking, detached garage and larger than average private rear gardens. With no onward chain, this property would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear, a dining room provides access into the fitted kitchen and conservatory with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking which leads to the side towards a detached garage. The enclosed rear gardens are larger than average and not overlooked providing generous outdoor space and a good 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 CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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