



## 28 Calow Drive, Lancashire WN7 3DA Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this beautiful FREEHOLD detached property ideally suited to a variety of buyers, close to local amenities & transport links.

Upon entering the property, you are welcomed by a convenient downstairs toilet and sink, leading into a spacious and well presented sitting room, with flows seamlessly into the modern kitchen/dining area - perfect for every day living and entertaining. To the rear, a large conservatory provides an additional versatile living space, ideal for relaxing while enjoying views of the garden.

Upstairs, the property continues to impress with a generous landing leading into 3 well proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while a second double bedroom and comfortable single bedroom are served by a stylish family bathroom.

This lovely home boasts low-maintenance front and rear gardens, private driveway and a garage, offering both practicality and curb appeal.

This home is move-in ready and located within a popular area, early viewing is highly advised.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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