



## 65 Rutherford Drive, BL5 1DJ

Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended four bedroom detached property positioned within a very sought after Over Hulton Location. This excellent spacious family home provides generous accommodation together with off road parking, garage and private rear gardens. Property in this location is very sought after and early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into a handy downstairs cloakroom and well proportioned bay fronted sitting room. To the rear sits the excellent modern kitchen dining room which has French doors opening into a beautiful orangery. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the front gardens are well presented and provide off road parking on front of the garage. The enclosed rear gardens are also well presented and provide 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		
<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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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