



3 Stanley Close, Westhoughton, BL5 2QE Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this fantastic and very well presented three bedroom semi detached property positioned within a very popular location. This beautiful home offers generous accommodation together with an ample parking, integral garage and well presented rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the excellent well proportioned sitting dining room. To the rear sits a modern kitchen and fantastic conservatory which opens into the rear gardens. To the first floor are three fantastic bedrooms and a modern bathroom. Outside, this property is positioned within a quiet spot with the front gardens providing off road parking in front of an integral garage. The enclosed rear gardens are well presented and have been designed to be low maintenance.



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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