



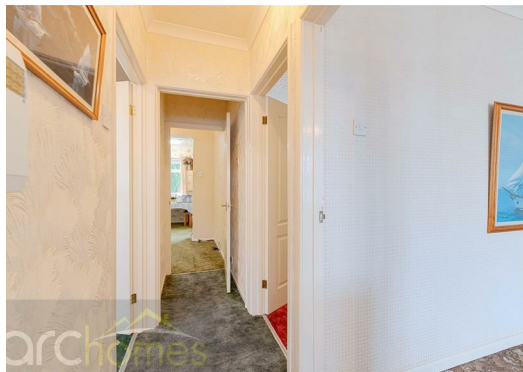
30 Manley Crescent, Westhoughton, BL5 3HR £220,000

ARC HOMES are delighted to offer FOR SALE this excellent extended bungalow positioned within a very sought after location and offered with no onward chain. This fantastic property is located within a popular spot, offers generous accommodation and would suit a range buyers. Entry is via an entrance hallway which leads into a well proportioned sitting room. The property has been extended to the rear to create a spacious kitchen and dining room. there are two double bedrooms on the ground floor and a bathroom. A stairs case from the dining room rises into an impressive loft room which completes the living accommodation on offer. Outside, the front gardens are well presented and provide ample off road parking. The enclosed rear gardens are laid mainly to lawn, offering a good degree of privacy and houses and handy store.



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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