



## 191 Holden Road, WN7 1JN Offers over £375,000

ARC HOMES are delighted to offer FOR SALE this exceptional unique three double bedroom detached property positioned on a fantastic FREEHOLD plot within a sought after location. This beautiful home offers very generous accommodation and is well presented. With three reception rooms, two conservatory, three double bedrooms and double garage, this gorgeous home would be ideal for a range of buyers and early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a spacious bay fronted lounge and well proportioned bay fronted sitting room. To the rear sits an excellent separate dining room with ranch doors opening into a lovely conservatory. The modern fitted kitchen leads into a second conservatory which is being utilised as a utility / breakfast room. A handy downstairs cloakroom complete the ground floor accommodation. To the first floor are three double bedrooms and a bathroom with a corner bath. The master bedroom boasts an en suite shower room complete with steam shower enclosure. Outside, this stunning property is positioned on an enviable plot with enclosed front gardens and larger than average rear gardens which provide an excellent degree of privacy. The rear gardens house a detached double garage with gates to the rear providing off road parking. This property is in an ideal location for transport and commuting links, within walking distance of the V1 bus route to Manchester. Also conveniently located close to primary and secondary schools as well as many local amenities.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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