



## 22 France Street, Westhoughton, BL5 2HG £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property positioned within a popular location. This lovely home is well presented throughout offering generous accommodation together with ample parking, detached garage and private rear gardens. This excellent home would suit a range of buyers and early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into at the well proportioned sitting room. To the rear sits the excellent kitchen dining room which benefits from a separate utility room. To the rear sits a lovely lounge just off the dining room with French doors opening into the rear gardens. A handy downstairs bedroom completes the ground floor accommodation. To the first floor are two fantastic double bedrooms and a shower room. Outside, the front gardens are enclosed and provide ample parking which leads to the side towards a detached garage. The enclosed rear gardens are low maintenance and provide generous outdoor space together with 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>		
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