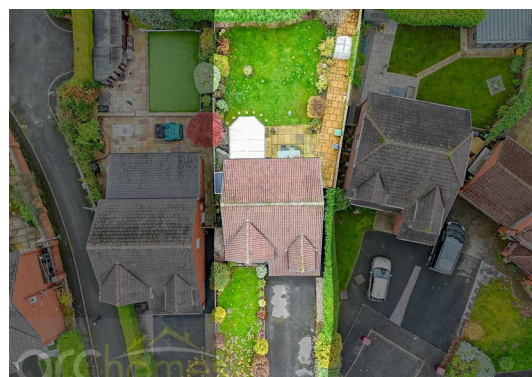




168 Green Meadows, BL5 2BW

Asking price £350,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD four bedroom detached property positioned within a sought after Westhoughton cul de sac. This fantastic property offers generous accommodation together with ample parking and lovely enclosed gardens. An ideal family home, this property is offered with no onward chain and early viewing is highly advised. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear is a separate dining room which leads into a lovely conservatory overlooking the rear gardens. A modern fitted kitchen benefits from a separate utility room which leads to a handy downstairs cloakroom. To the first floor are four excellent bedrooms and a modern bathroom. The master bedroom boasts an en suite shower room. Outside, this property is located towards the head of a quiet cul de sac occupying a generous freehold plot. The front gardens provide ample of road parking in front of the garage. The enclosed rear gardens are well presented 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) 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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