

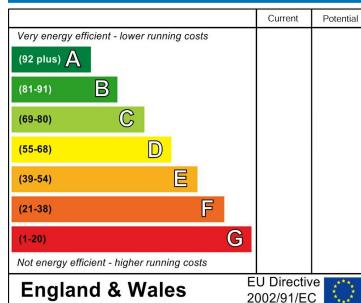


## 10 Bank Field, Westhoughton, BL5 2QG £300,000

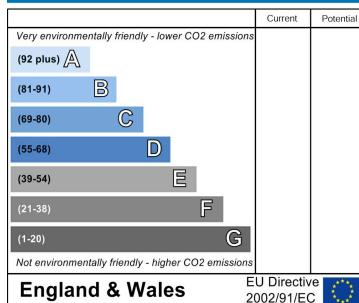
ARC HOMES are delighted to offer FOR SALE this excellent three bedroom detached property positioned within a sought after location. This excellent property is positioned in a quiet spot and boasts generous accommodation together with lovely enclosed gardens, ample working a garage. With no onward chain, this excellent home would be ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance porch which leads into the fantastic well proportioned sitting room. To the rear is a separate dining area with French doors opening into the conservatory. A modern fitted kitchen completes the ground floor accommodation. To the first floor are three generous bedrooms and family bathroom. Outside, the front gardens provide off road parking in front of a garage. The enclosed side and rear gardens provide generous outdoor space together with a good degree of privacy.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net