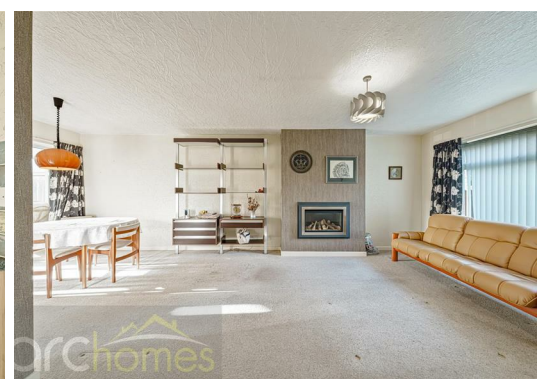




10 Bank Field, Westhoughton, BL5 2QG

£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		
	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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