



101 Chorley Road, Westhoughton, BL5 3PG Offers over £210,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic modern semi-detached property positioned within a sought-after Westhoughton location. This excellent home is well presented boasting generous accommodation and would suit a range of buyers, with large rear gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well-proportioned sitting room. A separate modern fitted kitchen dining room with French doors that lead onto the rear garden. To the first floor are three generous bedrooms and a modern family bathroom. Outside, the front there is a driveway providing ample off road parking. The enclosed large rear gardens are laid mainly to lawn and provide a good degree of privacy. Property includes, brand new windows, doors, heating system with boiler and condesation control fan. Viewing highly Recommended!!



	Current	Potential	Current Potent
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🛕
(81-91) B		84	(81-91)
(69-80)	63		(69-80) C
(55-68)			(55-68)
(39-54)			(39-54)
(21-38)			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions



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