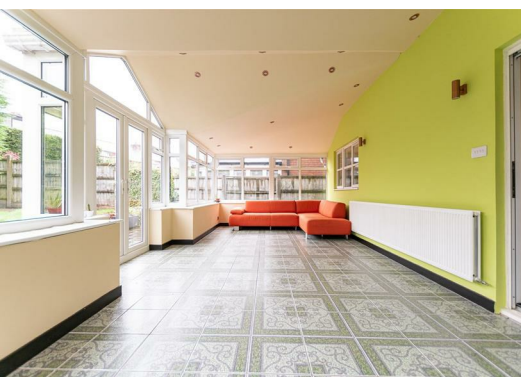




## 28 Havisham Close, Lostock, BL6 4EN

### £399,000

ARC HOMES are delighted to offer FOR SALE this excellent four bedroom detached property situated within a quiet position in a very sought after location in LOSTOCK. This fantastic property offers generous accommodation together with an enviable plot, parking and no onward chain. Perhaps in need of some cosmetic updating, this spacious family home boasts endless potential and would make an amazing family home. Entry is via an entrance porch and hallway which provides access to a handy down stairs cloakroom. The impressive sitting room offers generous living space and has double doors opening into the dining room which loops into the kitchen. There is a further reception room / conservatory that completes the downstairs accommodation. To the first floor are four generous bedrooms and a family bathroom. The master bedroom benefits from en suite bathroom. Outside, this property occupies an enviable corner plot providing ample off road parking together with generous enclosed private rear gardens and a detached double garage. No onward chain.





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		
England & Wales		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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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