



22 Sanderling Close, Westhoughton, BL5 2SP

Offers in the region of £600,000

ARC HOMES are delighted to offer FOR SALE this absolutely amazing larger than average detached property positioned within a very sought after Westhoughton cul de sac and occupying an excellent plot. This fantastic property offers excellent accommodation and would be ideal for any growing family or those looking for a property with a large double extension.. With four first floor bedrooms, walk in wardrobes, en suites, spacious ground floor family accommodation, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway with stairs rising to the first floor and access to the handy downstairs cloakroom. On the left of the property sits an impressive dual aspect kitchen finished with modern units and benefitting from a separate utility room. The excellent well proportioned sitting room is also dual aspect with patio doors opening into the gardens and sits off the kitchen. To the right of the property the current owner has adapted the space as an annex with a larger than average sitting room leading into a bedroom, walk in wardrobe and en suite bathroom. To the first floor are four generous bedrooms and a modern bathroom. Two bedrooms benefit from en suite bathrooms with the master also boasting a very well designed walk in wardrobe and dressing room. Outside, the front gardens provide ample off road parking whilst the enclosed rear gardens provide generous outdoor space 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		
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