



## 28 Calow Drive, Lancashire WN7 3DA £269,950

ARC HOMES are delighted to offer FOR SALE this beautiful FREEHOLD detached property ideally suited to a variety of buyers, close to local amenities & transport links.

Upon entering the property, you are welcomed by a convenient downstairs toilet and sink, leading into a spacious and well presented sitting room, with flows seamlessly into the modern kitchen/dining area - perfect for every day living and entertaining. To the rear, a large conservatory provides an additional versatile living space, ideal for relaxing while enjoying views of the garden.

Upstairs, the property continues to impress with a generous landing leading into 3 well proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while a second double bedroom and comfortable single bedroom are served by a stylish family bathroom.

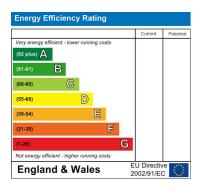
This lovely home boasts low-maintenance front and rear gardens, private driveway and a garage, offering both practicality and curb appeal.

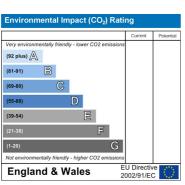
This home is move-in ready and located within a popular area, early viewing is highly advised.

















30 Bolton Old Road, Atherton, M46 9DL