



47 Higher Drake Meadow, Westhoughton, BL5 2RD

Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this superbly presented FREEHOLD detached family home in a sought after location in Daisy Hill - Westhoughton. This property occupies a corner plot in a quiet cul de sac, with spacious accommodation and no onward chain. Early viewing is advised. Entry to the property is via an entrance porch giving access to a spacious open plan sitting room / dining room. To the rear is a modern fitted kitchen. The garage has been converted into a handy office / playroom. Upstairs, there are three generous bedrooms and a family bathroom with separate toilet. Outside, the property occupies a corner plot with well presented lawned gardens and a driveway to the front providing off road parking.



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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