





19 Allenby Grove, Westhoughton, BL5 2AQ

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this excellent recently refurbished three bedroom semi detached property positioned at the head of a sought after cul de sac. This lovely home is located within a popular Westhoughton location and boasts generous accommodation together with ample parking, detached garage and no onward chain. Ideal for a range of buyers early viewing is highly advised. Entry is via an entrance porch which leads into the spacious hallway. The lovely dual aspect sitting room is well proportioned and opens into the fantastic modern kitchen. Patio doors to the rear open into a conservatory which completes the ground floor. To the first floor are three bedrooms and a modern bathroom. Outside, this property is positioned at the head of a cul de sac with the front gardens providing off road parking which leads to a detached garage. The enclosed rear gardens are low maintenance and provide 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 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		
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