



42 Chelmsford Drive, WN3 5JY

Guide price £170,000

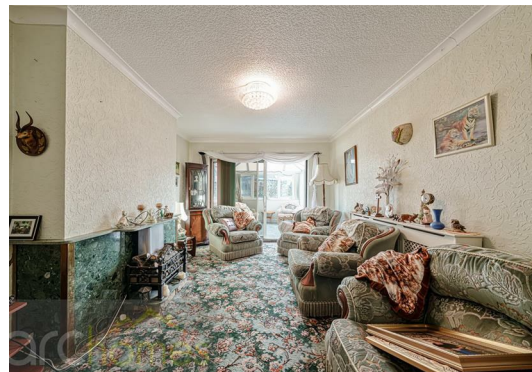
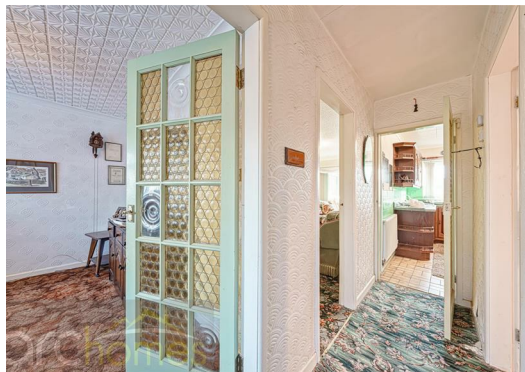
ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent three bedroom property positioned within a lovely popular location near Scotsman's Flash. This fantastic property is perhaps in need of some cosmetic updating but it has been competitively priced to attract early interest and would suit a range of buyers. With generous accommodation together with off road parking, garage and no onward chain, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into the well proportioned sitting room. Patio doors from the sitting room open into a lovely conservatory. A spacious kitchen and double bedroom completes the ground floor. To the first floor are two further bedrooms and a bathroom. Outside, the front gardens are enclosed and provide ample off road parking information front of the detached garage. To the rear is an enclosed rear gardens which provides 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	

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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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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