





## 71 Longwall Drive, WN2 2DS

### Offers in excess of £235,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning modern three bedroom semi detached property positioned within a modern development. This gorgeous home is still in 'show home' condition and benefits from the remainder of its NHBC warranty. Offering generous accommodation together with a flawless finish and ample parking, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway with well designed storage. To the left sits the beautiful well proportioned sitting room whilst to the right is a fantastic modern kitchen dining room with French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boast a modern en suite shower room. Outside there is ample parking located to the side and a well presented rear gardens providing generous outdoor space and a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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