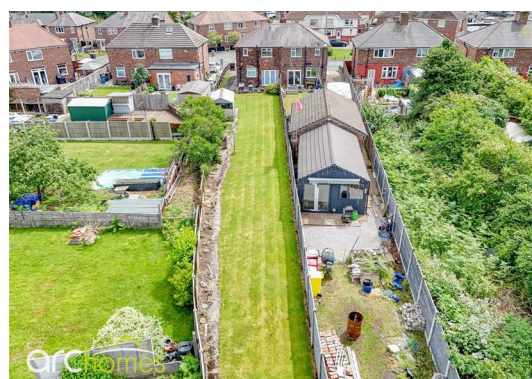




105 Fiddlers Lane, Irlam, M44 6HN

Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this fantastic bay fronted three bedroom semi detached property positioned on a lovely FREEHOLD LARGER than average plot and offered with no onward chain. This excellent home boasts generous accommodation, is well presented and would suit a range of buyers. With off road parking and detached garage, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a well proportioned bay fronted sitting room. The sitting room opens to the rear into a separate dining which has patio doors opening into the large rear gardens. A fitted kitchen completes the ground floor. To the first floor are three excellent bedrooms and a modern shower room. Outside, this property is positioned on a larger than average freehold plot providing lawned gardens which offers a good degree of privacy, ample off road parking and detached garage.



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 		



105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

