



26 Bakersfield, Aspull, WN2 1BU

Offers over £250,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this absolutely stunning, modern three-bedroom semi-detached property positioned within a sought-after location in ASPULL. This beautiful home boasts generous accommodation together with ample parking and fantastic rear gardens. Flawlessly presented throughout, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway, which leads into the well-proportioned sitting room. To the rear is a gorgeous, modern kitchen dining room, finished with contemporary units and French doors that open into the rear garden. Off the hallway is a handy downstairs cloakroom, which completes the ground floor. To the first floor are three generous bedrooms and a modern family bathroom. The master bedroom sits to the front and benefits from a stylish ensuite shower room. Outside, the front features a double driveway providing ample off-road parking. The enclosed rear garden offers generous outdoor space together with 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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