



3 Dovenby Fold, Ince, WN2 2PS

Offers over £190,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this excellent, well-presented three-bedroom semi-detached property, positioned at the head of a quiet cul-de-sac. This lovely home is ready to move into and boasts generous accommodation, together with enclosed gardens and off-road parking for multiple vehicles. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into a well-proportioned sitting room. To the rear sits a fantastic, modern, refitted kitchen/dining room with French doors opening into the rear garden. To the first floor are three excellent bedrooms and a modern family bathroom. The enclosed rear gardens are laid to lawn and provide a good degree of privacy. No onward chain.



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 		



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