



33 Bakersfield, WN2 1BU

Offers over £270,000

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 fantastic, spacious kitchen dining room. To the rear sits an excellent, well-proportioned sitting room with French doors leading into the rear gardens. To the first floor are two double bedrooms and a modern bathroom. A handy study has stairs which rise into the gorgeous master bedroom, finished with skylight windows and a modern en suite shower room. Outside, the front gardens provide off-road parking. The stunning rear gardens are low maintenance and provide fantastic outdoor space, together with a good degree of privacy. No Onward Chain!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	
(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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