



## 2 Bakersfield, Aspull, WN2 1BU


### Offers over £300,000


ARC HOMES are delighted to offer FOR SALE this gorgeous four-bedroom detached property positioned in a lovely tucked-away location on a sought-after modern development. This stunning home is flawlessly presented throughout and boasts generous family accommodation together with off-road parking, a detached garage, and an electric charge point. An ideal family home in a great spot, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into a lovely sitting room. To the rear sits the fantastic, spacious kitchen dining room, finished with integrated appliances, French doors, and benefitting from a handy utility room. A downstairs cloakroom completes the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts an en suite shower room.

Outside, this property is positioned within a tucked-away, off-street location with open-plan front gardens providing ample off-road parking, which leads to the side towards a detached garage. The generous enclosed rear gardens are well presented, providing good outdoor space with 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

