



114 Green Meadows, Westhoughton, BL5 2BW

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this excellent three-bedroom detached property positioned at the head of a sought-after cul-de-sac in Westhoughton. This lovely home is well presented throughout, boasting generous accommodation together with corner plot private rear gardens, ample parking, and an integral garage. Entry is via an entrance hallway, which provides access to the garage and leads into a fantastic, well-proportioned sitting room finished with French doors opening into the rear gardens. The excellent, spacious kitchen dining room is finished with modern units and leads into a lovely conservatory. To the first floor are three generous bedrooms and a bathroom. The master bedroom benefits from an ensuite shower room. Outside, this property is positioned at the head of a cul-de-sac, with the front gardens providing off-road parking in front of the integral garage. The enclosed side and rear gardens are laid to lawn and provide generous outdoor space together with an excellent 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		
England & Wales EU Directive 2002/91/EC 		



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