



16 Gullick Fold, Ince, WN2 2DL Offers in excess of £220,000

ARC HOMES in HINDLEY are delighted to offer for sale this stunning three-bedroom mews property, situated within a modern development and benefiting from the remainder of its NHBC warranty. This excellent home is well presented throughout and offers generous accommodation, along with attractive rear gardens and off-road parking. Ideal for a range of buyers, early viewing is highly recommended. The property is entered via an entrance hallway, which leads into a well-proportioned sitting room. An inner hallway provides access to a convenient downstairs cloakroom and continues through to a fantastic modern kitchen, complete with French doors opening onto the rear garden.

To the first floor, there are three generously sized bedrooms and a modern family bathroom. The master bedroom benefits from fitted wardrobes and an en suite shower room. Externally, the front garden is open plan and provides offroad parking. The well-maintained rear garden is mainly laid to lawn, with a decked patio area, offering generous outdoor space.



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 CO ₂ 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 CO ₂ emissions		
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