

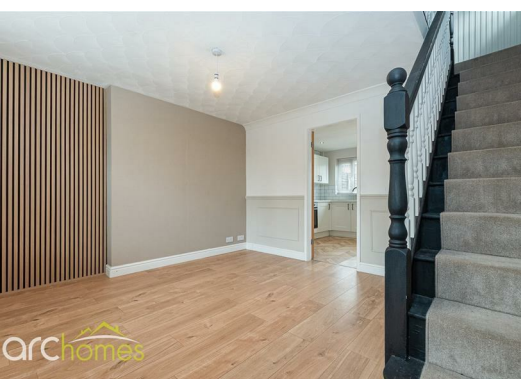


83 Falkirk Drive, Ince, WN2 2JJ

£170,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this gorgeous modern two-bedroom semi-detached property, ideally positioned within a sought-after and quiet location. This beautiful home is presented to an excellent standard throughout and would appeal to a wide range of buyers.

The accommodation comprises an entrance hallway leading through to a well-proportioned sitting room positioned to the front of the property. To the rear is a stunning modern kitchen/dining room, providing a fantastic space, with access opening onto the rear garden. To the first floor are two generous bedrooms and a stylish contemporary bathroom. Externally, the open-plan front garden provides ample off-road parking, while the enclosed rear garden is beautifully maintained and offers generous outdoor space. Early viewing is highly recommended to fully appreciate this beautiful modern home and its excellent location.



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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