



5 Burghley Way, Ince, WN3 4PP

Offers over £170,000

ARC Homes in Hindley are delighted to offer for sale this lovely three-bedroom semi-detached property, ideally positioned within a cul-de-sac. This excellent home would suit a wide range of buyers and is offered with no onward chain. With generous accommodation throughout, along with offroad parking and private rear gardens, early viewing is highly recommended.

Entry is via an entrance hallway, which leads into a well-proportioned dual-aspect sitting/dining room. A modern kitchen is located to the rear and completes the ground floor.

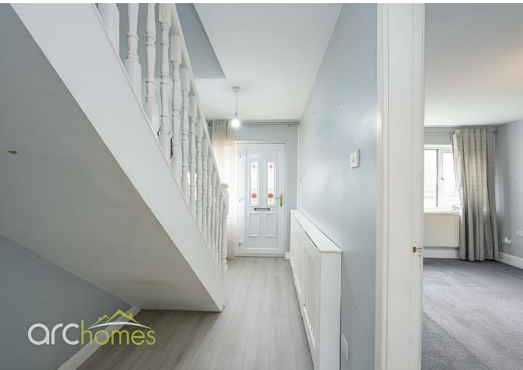
To the first floor are three generous bedrooms and a family bathroom.

Externally, the front garden provides offroad parking, while the enclosed rear garden is not directly overlooked and offers ample outdoor space along with a good 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		
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Not environmentally friendly - higher CO2 emissions		
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