



## 366 Manchester Road, BL5 3JT Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this excellent first time buyer or buy to let opportunity within a sought after Westhoughton location on Manchester Road. This home is offered with no onward chain and would be ideal for a range of buyers. Entry is via an entrance porch which leads into the well proportioned sitting room. To the rear sits the modern kitchen. To the first floor are two generous bedrooms and a bathroom. Outside, the front gardens are well presented and to the rear is an enclosed low maintenance rear garden providing generous outdoor space and 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 CO <sub>2</sub> 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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