



58 Brookbridge Road, Ince, WN2 2BQ

£270,000

ARC HOMES in HINDLEY are delighted to offer for sale this absolutely stunning four-bedroom townhouse, ideally positioned in a popular location. This beautiful home is impeccably presented throughout and offers generous accommodation set over three floors, along with private rear gardens. Perfect for a range of buyers, early viewing is highly recommended.

The property is entered via a welcoming entrance hallway. To the rear is a fantastic open plan kitchen, dining and living area, beautifully finished with French doors opening onto the rear gardens. To the front is a handy study, useful storage and a downstairs WC completing the ground floor.

To the first floor are two generous bedrooms, with one benefitting from a modern en suite shower room. The second floor offers two further double bedrooms together with a modern family bathroom.

Externally, the enclosed rear gardens are low maintenance and offer a good degree of privacy. The property also benefits from a parking space to the front complete with an EV charging point.



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		
England & Wales	EU Directive 2002/91/EC	



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