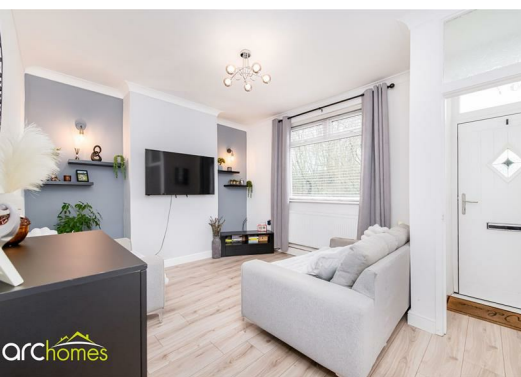






## 67 Dicconson Lane, Westhoughton, BL5 3NN

Offers over £170,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this beautifully presented mid terrace property on the popular Dicconson Lane in Westhoughton. The property benefits from two spacious reception rooms, lovely open views to the rear and is close to transport links so early viewing advised. Entry to the property is via an entrance vestibule leading to the beautifully modern sitting room. To the rear is a spacious second reception room and modern fitted kitchen. To the first floor are two generous bedrooms and a modern family bathroom. Outside, to the rear is a low maintenance garden with spectacular open views.



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 CO2 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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