



2 Dean Road, Golborne, WA3 3PQ Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this FREEHOLD three-bedroom semi-detached property, occupying a generous plot within a popular residential location and boasting excellent potential. Benefiting from a detached garage, ample driveway parking, a competitive asking price, and no onward chain, early viewing is highly advised.

The accommodation comprises an entrance hallway, spacious sitting room, kitchen dining room, and a convenient downstairs WC. To the first floor are three generous bedrooms and a fitted shower room.

Outside, the property benefits from a low-maintenance rear garden. The front garden is partly laid to lawn and provides ample driveway parking, with access to the detached garage.



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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