



## 1 Coalshield Close, Ince, WN2 2FJ £260,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning, modern three-bedroom detached property, positioned within a contemporary development. This gorgeous home remains in show home condition and benefits from the remainder of its NHBC warranty. Offering generous accommodation, a flawless finish, and ample off-road parking, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway with well-designed storage. To the left sits the beautiful, well-proportioned sitting room, whilst to the right is a fantastic modern kitchen-dining room with French doors opening into the rear garden. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts a stylish en-suite shower room. Outside, there is ample parking located to the side and front, and a well-presented 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		
<b>England &amp; Wales</b>	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>		
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