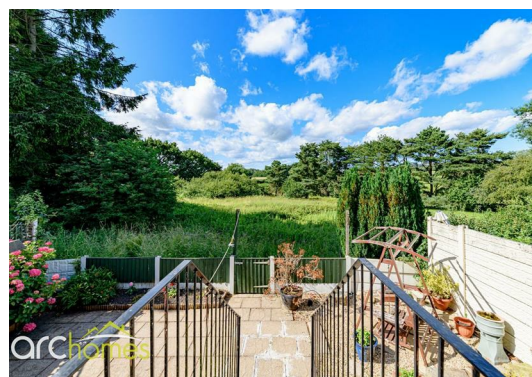




578 Bolton Road, Aspull, WN2 1PZ

Offers over £175,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this delightful cottage style property occupying a desirable plot along Bolton Road in Aspull. Boasting far-reaching views across open fields and countryside, properties along this road are rarely available and early viewing is advised. Entry to the property is via an entrance porch leading to the spacious sitting room. To the rear sits the modern fitted kitchen dining room with access to the rear garden. From the sitting room are stairs leading down into an extra living area / sitting room complete with downstairs wc and access into the court yard. To the first floor are two double bedrooms and a bathroom. Outside, to the front is a low maintenance garden. To the rear is a low maintenance garden with beautiful views of the countryside. No Onward Chain.



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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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