



44 Dovedale Road, Ashton-In-Makerfield, Lancashire WN4 0DY

£140,000

ARC HOMES in Hindley are delighted to offer for sale this excellent two-bedroom semi-detached property, which is beautifully presented throughout and offers generous accommodation, attractive gardens and convenient off-road parking. Ideal for a range of buyers, this fantastic home benefits from owned solar panels and is being sold with no onward chain. Early viewing is highly recommended.

The property is entered via a welcoming entrance hallway, leading into a spacious dual-aspect sitting room which provides a bright and comfortable living space. To the rear is a well-appointed kitchen with a door leading into a useful covered storage area. To the first floor are two well-proportioned double bedrooms and a modern family bathroom. Externally, the front garden is enclosed and low maintenance, with the added benefit of off-road parking. To the rear is an enclosed garden offering an excellent outdoor space with a good degree of privacy. Council Tax Band A.



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		
	83	88
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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