



2 Bakersfield, Aspull, WN2 1BU Offers over £310,000

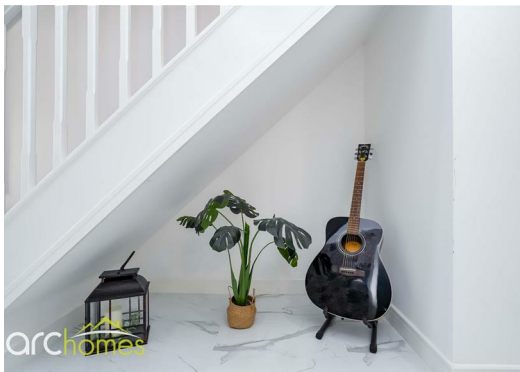
ARC HOMES are delighted to offer FOR SALE this gorgeous four-bedroom detached property positioned in a lovely tucked-away location on a sought-after modern development. This stunning home is flawlessly presented throughout and boasts generous family accommodation together with off-road parking, a detached garage, and an electric charge point. An ideal family home in a great spot, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into a lovely sitting room. To the rear sits the fantastic, spacious kitchen dining room, finished with integrated appliances, French doors, and benefitting from a handy utility room. A downstairs cloakroom completes the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts an en suite shower room.

Outside, this property is positioned within a tucked-away, off-street location with open-plan front gardens providing ample off-road parking, which leads to the side towards a detached garage. The generous enclosed rear gardens are well presented, providing good outdoor space with a good degree of privacy.



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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