



1 Rose Avenue, Haydock, WA11 0NF

Offers in excess of £210,000

ARC Homes are delighted to offer for sale this fantastic three bedroom true bungalow, ideally situated in a sought-after location in Haydock. Boasting a driveway providing ample off-road parking, a detached garage, and a conservatory, this lovely home is expected to appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation comprises a bright and spacious sitting room leading through to the fitted kitchen. To the rear, the conservatory provides additional living space and enjoys pleasant views over the garden, making it an ideal place to relax. The property also benefits from two well-proportioned bedrooms and a bathroom. Externally, the property features a driveway providing off-road parking, leading to a detached garage. The enclosed rear garden offers a generous private outdoor space, mainly laid to lawn.



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		
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