



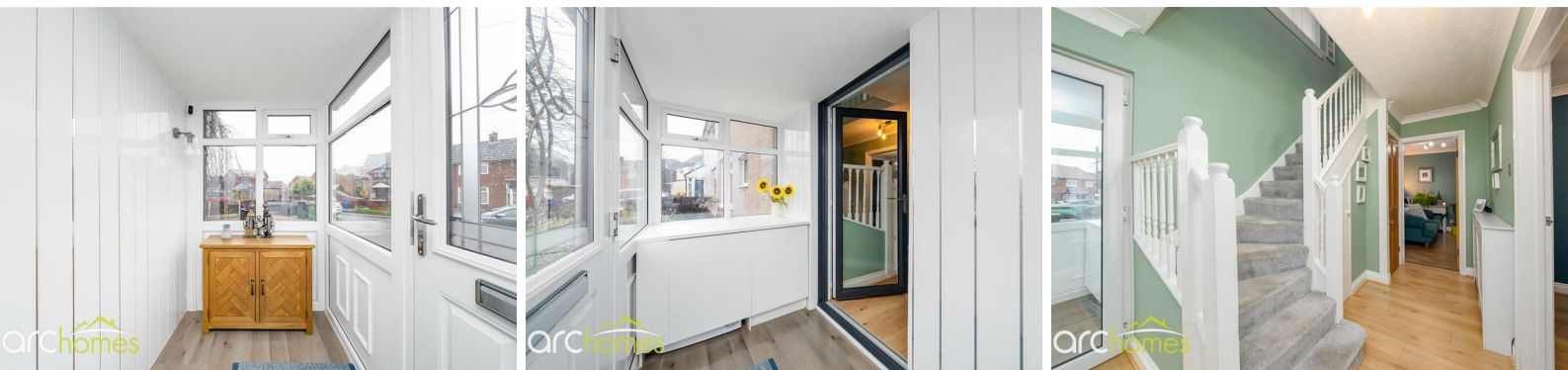
## 12 Gibson Street, Bickershaw, WN2 5TF Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this gorgeous larger than average four bedroom semi detached property positioned on an enviable FREEHOLD plot. This stunning home is a true credit to the current owners and boasts generous family accommodation together with a flawless finish, fantastic private rear gardens and ample off road parking. Entry is via an entrance porch which leads into a spacious hallway. The well proportioned sitting room is dual aspect with French doors opening into the rear gardens. A lovely separate dining room provides access into a modern refitted kitchen and well designed conservatory. A handy utility room complete the ground floor. To the first floor are four generous bedrooms and a modern family bathroom. Outside, this property is positioned on a larger than average corner plot with the front gardens providing ample off road parking. The impressive rear gardens are well presented and provide generous outdoor space together with a good degree of privacy. Located at the back of the gardens is a well designed 'lodge' complete with power and lighting.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

