



19 Reynolds Drive, Lancashire BL5 1HW

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended semi detached property positioned within a very sought after location in Over Hulton. This property boasts excellent potential and would be ideal for a range of buyers. With spacious accommodation together with generous gardens, ample parking and no onward chain. early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the bathroom and a well proportioned sitting room. A separate dining room sits off the sitting room and leads into the extended kitchen. A generous double bedroom sits to the front whilst to the rear is an additional reception opening into a conservatory. A fitted stairs case rises to the first floor into two loft rooms. This property can be easily reshaped to suit the buyers needs. Outside, the front gardens are enclosed with a driveway leading to the side towards a detached double garage providing ample off road parking. The enclosed rear gardens are larger than average and are 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		
England & Wales		EU Directive 2002/91/EC 



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

