



72 Longwall Drive, Ince, WN2 2DS

Offers in excess of £270,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning, modern three-bedroom detached property, positioned within a contemporary development. This gorgeous home remains in show home condition and benefits from the remainder of its NHBC warranty. Offering generous accommodation, a flawless finish and ample off-road parking, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway with well-designed storage. To the left sits the beautiful, well-proportioned sitting room, whilst to the right is a fantastic modern kitchen-dining room with French doors opening onto the rear garden. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts a stylish en-suite shower room. Outside, there is ample parking to the side and front, along with a well-presented rear garden providing generous outdoor space and 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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