



## 55 Bolton House Road, Bickershaw, WN2 4AB Offers over £190,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic, larger-than-average, extended five-bedroom garden-fronted terraced property, positioned in a quiet spot overlooking fields. This lovely home is well presented throughout and boasts generous accommodation arranged over three floors, together with private rear gardens. Offered with no onward chain, this excellent property would suit a range of buyers, and early viewing is highly advised.

Entry is via a welcoming entrance hallway which leads into the well-proportioned sitting room. To the rear is a spacious separate dining room which opens into the modern, refitted kitchen. Just beyond this is a separate utility room and a handy downstairs cloakroom.

To the first floor are three generous bedrooms and a larger-than-average family bathroom, complete with a separate shower enclosure.

The second floor offers two further double bedrooms, linked by a Jack and Jill en-suite shower room.

Outside, the property is positioned on a quiet street facing open fields. The enclosed rear gardens are low maintenance, well presented, and not directly overlooked from the rear.



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		
England & Wales 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>		
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