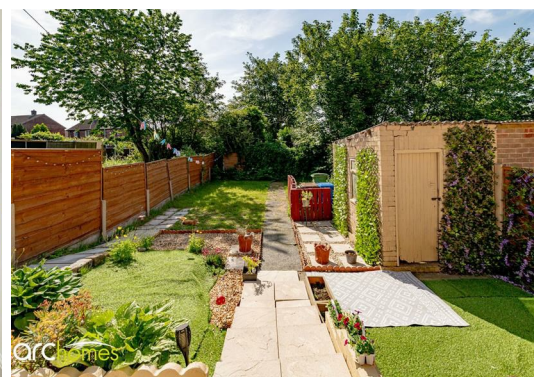




61 St. Johns Road, Aspull, WN2 1SS Offers over £160,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent three-bedroom mid-terrace property, set back on a quiet road in Aspull. Well presented throughout, this fantastic home is ideally suited to a range of buyers and early viewing is highly recommended. The ground floor opens into a welcoming entrance hall, leading through to a bright and comfortable lounge. Patio doors provide pleasant views over the rear garden and allow an abundance of natural light to flood the room. Also located on the ground floor is a modern fitted kitchen offering ample storage and workspace. To the first floor are three generous bedrooms and a well-appointed family shower room. Outside, the front garden is laid to lawn, well maintained, and benefits from off-road parking. The enclosed rear garden is larger than average, providing excellent outdoor space together with 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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