



553 Bolton Road, Aspull, WN2 1QW

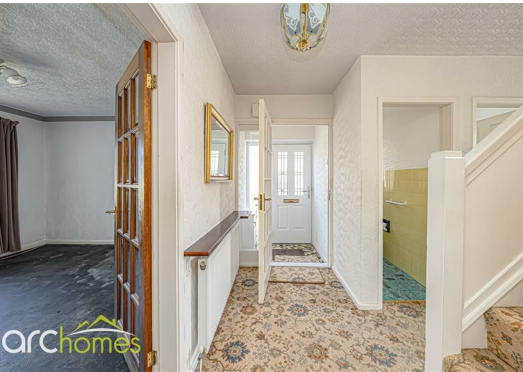
£240,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic semi detached bungalow positioned within a very sought after Aspull location. This excellent property boasts endless potential and would suit a range of buyers. With generous accommodation together with ample parking, lovely gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which provides access into the excellent well proportioned dual aspect sitting room complete with patio doors opening into the rear gardens. A modern refitted kitchen sits to the rear with a double bedroom, bathroom and separate wc completing the ground floor accommodation. To the first floor are two further excellent double bedrooms. Outside, this lovely home is positioned within a very sought after location and occupy a larger than average plot. The front gardens are enclosed and provide off road parking which leads to the side towards the detached garage. The rear gardens are laid to lawn and provide fantastic outdoor space.



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		
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