



92 Granary Square, Aspull, WN2 1DF

£250,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this stunning three bedroom modern semi detached property positioned within a modern sought after development in Aspull. This gorgeous home is beautifully presented and boasts generous accommodation together with lovely enclosed gardens and off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a handy downstairs cloakroom and excellent well proportioned sitting room finished with French doors opening into the rear gardens. The beautiful modern kitchen dining room is finished with modern units and completes the group floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from an en suite shower room. Outside, the enclosed rear gardens are well presented, low maintenance and provide generous outdoor space together with a good degree of privacy. Just to the side is a driveway providing off road parking.



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		
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