



23 Barn Lane, Golborne, WA3 3NR
£169,950

ARC HOMES are delighted to offer FOR SALE this excellent larger than average terraced property positioned with an elevated position in a popular location. This fantastic home offers generous accommodation, is offered with no onward chain and would suit a range of buyers. Entry is via an entrance vestibule which leads into a well-proportioned sitting room. To the rear sits a spacious separate dining room which provides access to the fitted kitchen. To the first floor are two excellent double bedrooms and a bathroom. Outside, both front and rear gardens are low maintenance with the rear gardens housing a garage 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 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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