



652 Manchester Road, Westhoughton, BL5 3JD £140,000

ARC HOMES are delighted to offer FOR SALE this excellent larger-than-average bay-fronted terraced property positioned within a popular spot offering excellent commuter links. This generous property is competitively priced to attract an early sale and is offered with no onward chain.

Entry is via a welcoming entrance hallway. A well-proportioned bay-fronted sitting room sits to the front, whilst to the rear is a spacious separate dining room with French doors opening into the rear gardens. The property has been extended to the rear to create a larger-than-average kitchen breakfast room.

To the first floor are two double bedrooms, a handy study, bathroom and separate WC. Outside, the rear gardens are enclosed, low maintenance and provide generous 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		66	78
(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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