




## 101 Chorley Road, Westhoughton, BL5 3PG Offers over £210,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic modern semi-detached property positioned within a sought-after Westhoughton location. This excellent home is well presented boasting generous accommodation and would suit a range of buyers, with large rear gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well-proportioned sitting room. A separate modern fitted kitchen dining room with French doors that lead onto the rear garden. To the first floor are three generous bedrooms and a modern family bathroom. Outside, the front there is a driveway providing ample off road parking. The enclosed large rear gardens are laid mainly to lawn and provide a good degree of privacy. Property includes, brand new windows, doors, heating system with boiler and condensation control fan. Viewing highly Recommended!!



| 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 |         |   |
|   | 63      | 84  |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |



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