



22 France Street, Westhoughton, BL5 2HG £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property positioned within a popular location. This lovely home is well presented throughout offering generous accommodation together with ample parking, detached garage and private rear gardens. This excellent home would suit a range of buyers and early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into at the well proportioned sitting room. To the rear sits the excellent kitchen dining room which benefits from a separate utility room. To the rear sits a lovely lounge just off the dining room with French doors opening into the rear gardens. A handy downstairs bedroom completes the ground floor accommodation. To the first floor are two fantastic double bedrooms and a shower room. Outside, the front gardens are enclosed and provide ample parking which leads to the side towards a detached garage. The enclosed rear gardens are low maintenance and provide generous outdoor space together with a good degree of privacy.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

