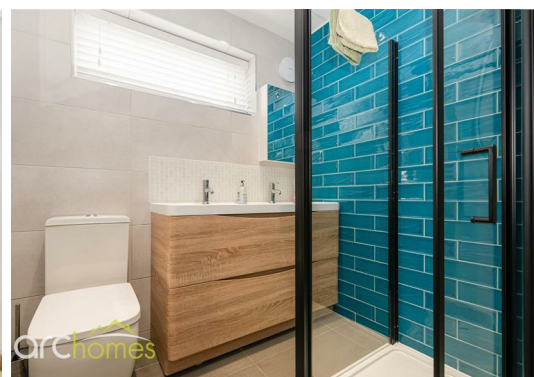




20 Templeton Close, Westhoughton, Lancashire BL5 3RP

£260,000

ARC HOMES are delighted to offer FOR SALE this stunning end terrace property in a popular residential location in Westhoughton. This impressive property offers spacious accommodation, together with off road parking and summer house, early viewings are advised. Entry to the property is via an entrance vestibule leading to the well presented sitting room. To the rear is a modern fitted kitchen / dining room and orangery. To the first floor are two good size bedrooms and a modern shower room. Outside, to the front is a driveway providing off road parking, whilst to the rear is a spacious garden with Summer house / bar and seating area. There is also a detached garage with power.



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		
England & Wales		EU Directive 2002/91/EC 



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