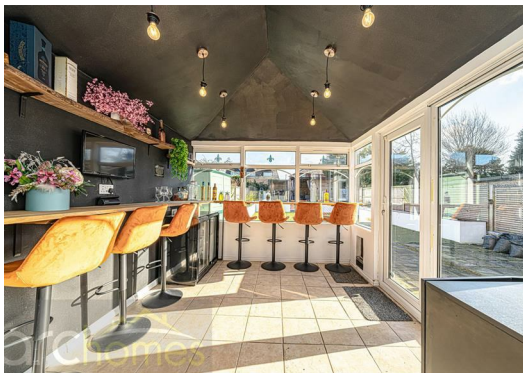




29 Rutherford Drive, BL5 1DJ £300,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than average three bedroom semi detached property positioned within a sought after Over Hulton location. This beautiful home is a true credit to the current owners offering flawless presentation together with generous living accommodation, ample parking and gorgeous larger than average rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and stunning bay fronted sitting room. To the rear sits a modern kitchen dining room which leads into the impressive orangery. To the first floor are three genes bedrooms and a beautiful modern shower room. The loft space has been boarded for storage and is complete with sky light windows. Outside, this property is positioned within a sought after location with off road parking in the front gardens in front of the secure car port. The enclosed rear gardens are larger than average and well presented providing excellent outdoor space and 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	



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