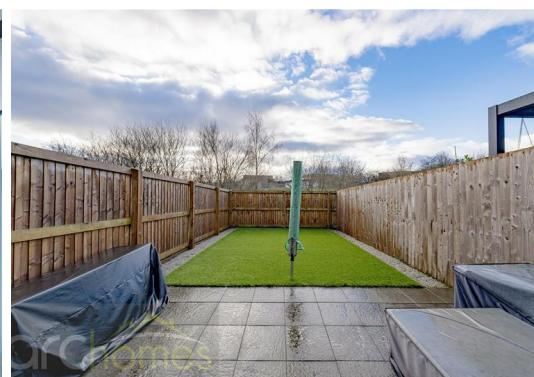




44 Winterbourne Drive, BL5 3DT Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning modern semi detached property positioned within a gorgeous modern development in Westhoughton. This beautiful home was built by Northstone who pride themselves in energy efficiency and a well designed practical living space. This beautiful home is still in show home condition and provides generous accommodation together with ample parking and south facing gardens. Conveniently located within close proximity of Westhoughton's town centre and commuter links, this property would suit a range of prospective purchasers and early viewing is advised. To the front of the property sits a beautiful modern kitchen dining room finished with high end units and appliances. To the rear sits the well proportioned sitting room which leads into the rear gardens. A handy downstairs utility room / wc completes the ground floor. To the first floor are two fantastic double bedrooms and a gorgeous modern bathroom. This property also offers additional storage areas both upstairs and downstairs. Outside, there is two parking spaces to the front whilst to the rear is a generous enclosed south facing rear garden.



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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