




The Bungalow Hope Lane, WN7 3SF

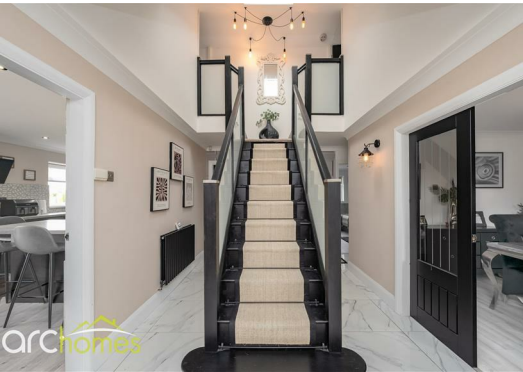
Offers in excess of £600,000

ARC HOMES are delighted to offer FOR SALE 'The Bungalow', an absolutely incredible individually designed four bedroom home positioned in a gorgeous semi rural position just off the A580 (East Lancs Rd). This amazing property is set within a half acre of land surrounded by farmland and is simply stunning. The current owners have spared no expense in creating a beautiful home which simply must be viewed to be fully appreciated. With four generous bedrooms, four receptions and amazing private gardens, call Arc Homes for more details. Entry is via an amazing open entrance hallway with central staircase. The impressive sitting room sits the front and boasts a gorgeous feature fireplace. The kitchen dining room is finished with modern units, high end appliances and has French doors opening into the patio area. A handy utility room leads to a cloakroom/wc. Double doors from the hallway open into a well designed separate dining room. A lovely lounge sits to the rear and could be utilised as a fifth bedroom if required. Three further bedrooms are located on the ground floor with one boasting an en suite shower room. A modern bathroom with separate shower enclosure completes the ground floor. A larger than average bedroom with skylight windows and a stunning bathroom are located to the first floor. Outside, this property is positioned within a semi rural location with the half acre plot being surrounded by farmland. Double gates open into the property which provides off road parking for several vehicles. The gardens offer amazing outdoor space with lawned areas, raised patio, BBQ station and even an outdoor pool.



| 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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