



652 Manchester Road, Westhoughton, BL5 3JD

£140,000

ARC HOMES are delighted to offer FOR SALE this excellent larger-than-average bay-fronted terraced property positioned within a popular spot offering excellent commuter links. This generous property is competitively priced to attract an early sale and is offered with no onward chain. Entry is via a welcoming entrance hallway. A well-proportioned bay-fronted sitting room sits to the front, whilst to the rear is a spacious separate dining room with French doors opening into the rear gardens. The property has been extended to the rear to create a larger-than-average kitchen breakfast room. To the first floor are two double bedrooms, a handy study, bathroom and separate WC. Outside, the rear gardens are enclosed, low maintenance and provide generous outdoor space.



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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