



101 Chorley Road, Westhoughton, BL5 3PG

Offers over £210,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic modern semi-detached property positioned within a sought-after Westhoughton location. This excellent home is well presented boasting generous accommodation and would suit a range of buyers, with large rear gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well-proportioned sitting room. A separate modern fitted kitchen dining room with French doors that lead onto the rear garden. To the first floor are three generous bedrooms and a modern family bathroom. Outside, the front there is a driveway providing ample off road parking. The enclosed large rear gardens are laid mainly to lawn and provide a good degree of privacy. Property includes, brand new windows, doors, heating system with boiler and condensation control fan. Viewing highly Recommended!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

