



7 Reynolds Close, BL5 1HD Offers over £340,000

ARC HOMES are delighted to offer for sale this exceptional detached bungalow occupying a generous plot within a highly sought-after cul-de-sac location in Over Hulton. Properties in this location are in extremely high demand and beautifully presented throughout and offered in genuine turn-key condition, this impressive home combines modern living with outstanding energy efficiency, making it a rare opportunity within the local market.

Entry is via a welcoming entrance hallway which provides access to all principal rooms. The accommodation comprises a spacious living room, a stunning open-plan kitchen and dining area overlooking the rear garden, two generous double bedrooms and a contemporary shower room. The property also benefits from a dedicated plant room and attached garage, providing excellent storage and practical space.

Externally, the property occupies a generous plot with well-maintained gardens to the front and rear. The rear garden features a substantial lawn together with raised planting beds and offers excellent potential for buyers wishing to create their own outdoor space. Providing plenty of room for entertaining, gardening or simply relaxing, the garden serves as a versatile blank canvas ready to be tailored to individual tastes. A private driveway provides off-road parking and leads to the attached garage.

A standout feature of this home is its exceptional renewable energy system. Boasting an outstanding EPC rating of A (108), the property benefits from an 8.9kW solar PV installation comprising 29 panels arranged across east and west roof elevations to maximise generation throughout the day. The system is complemented by a Tesla Powerwall 2 battery storage system, air source heat pump and Zappi EV charger, all owned outright. Together, these technologies have enabled the current owners to achieve electricity costs averaging approximately £25 per month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(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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