



## 14 Wellfield Road, Hindley Green, WN2 4QW Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent extended true bungalow positioned within a sought after location and offered with no onward chain. This lovely home would be ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance porch which leads into the well proportioned sitting room. A separate dining room sits to the rear and leads into the fitted kitchen. There are two bedrooms and a bathroom. an extension to rear is accessed from the master bedroom via patio doors and has French doors leading into the rear gardens. Outside, the front gardens provide off road parking which leads to the side towards a detached garage and store. The enclosed rear gardens are low maintenance and provide a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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