



25 Colwyn Drive, Hindley Green, WN2 4TX Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic detached true bungalow positioned within a sought after location and offered with no onward chain. This lovely bungalow would be ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear of the sitting room is a separate dining area. A modern fitted kitchen sits to the side and has a door leading onto the driveway. Two excellent double bedrooms sit to the rear of the property, both of which open into the rear gardens. A modern shower room complete the living accommodation. Outside, this property is positioned within a popular location with well presented open plan front gardens. A driveway leads to the side towards a detached garage providing ample off road parking. The enclosed rear gardens are 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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