





306 Atherton Road, Hindley, WN2 3XD Offers over £225,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom semi detached property positioned within sought after location. This gorgeous home is a true credit to the current owners and boasts generous accommodation together with ample off road parking and gorgeous larger than average rear gardens. ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear is a fantastic kitchen dining room finished with modern units, breakfast bar and French doors which leads into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are larger than average setting the property back. The front gardens are enclosed and well presented also there is a driveway providing ample off road parking. The enclosed rear garden is also larger than average, well presented and provide an excellent outdoor space together with a good degree of privacy.



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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