





## 64 Long Lane, Hindley Green, WN2 4QL £230,000

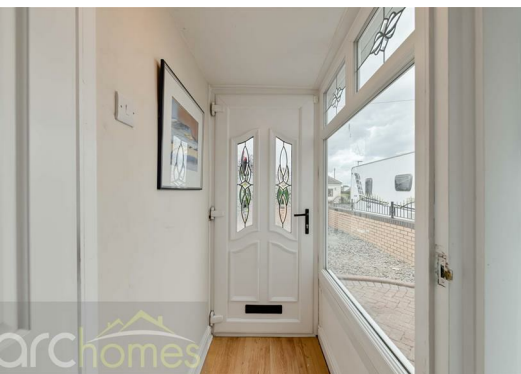
ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property positioned within a very sought after location. This lovely home is well presented through and has been extended to create fantastic family accommodation. With two reception rooms, ample parking and garage, early viewing is highly advised. Entry is via an entrance hallway which leads into a fantastic well proportioned sitting room. To the rear is a separate dining room with French doors opening into the rear gardens. A lovely modern kitchen dining room complete the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide ample of road parking in front of the garage. The enclosed rear gardens are well presented and provide outdoor space together with 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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