



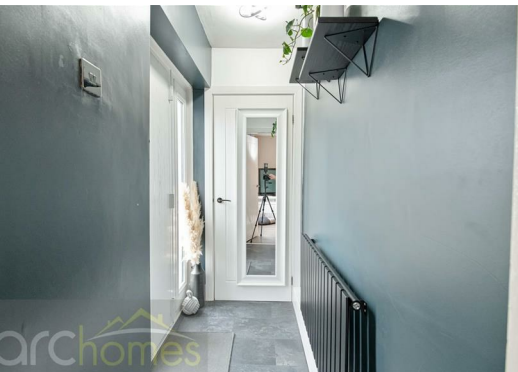
## 1 Buchanan Drive, Hindley Green, WN2 4HJ £210,000

ARC HOMES are delighted to offer FOR SALE this fantastic semi detached dormer bungalow positioned within a very sought after location and occupying a lovely corner plot. This excellent home is well presented throughout and boasts generous accommodation together with ample parking, detached garage and generous gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. An inner hallway provides access to the fitted kitchen, two excellent double bedrooms and a bathroom. A fitted staircase rises to the first floor bedroom which completes the accommodation on offer. Outside, this property is positioned on a lovely corner plot with gardens to the front, side and rear. The front gardens provide off road parking in front of the detached garage. The enclosed rear gardens are low maintenance and provide generous 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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