



109 Castle Hill Road, Hindley, WN2 4BN Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this gorgeous end terraced property positioned within a popular location and backing onto woodland. This beautiful home is a credit to the current owners and early viewing is highly advised to avoid missing out. To the front sits a lovely well proportioned sitting room whilst to the rear is the fantastic modern kitchen dining room. An inner hallway provides access to a WC which completes the ground floor accommodation. To the first floor are two generous bedrooms and a modern bathroom. Other residents have created further accommodation by going up and there is scope to that subject to the correct permissions. Outside, there are gardens to both front and rear. The enclosed rear gardens back onto woodland providing an excellent 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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