





## 1 Thomas Street, Hindley Green, WN2 4SS Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this gorgeous end terraced property positioned within a popular Hindley Green location. This lovely home is well presented throughout and would suit a range of buyers. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits the modern kitchen dining room which completes the ground floor accommodation. To the first floor are two double bedrooms and a modern bathroom. Outside is a well presented enclosed rear garden which has been designed to be low maintenance.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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