



57 Swan Lane, Hindley Green, WN2 4HF Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this gorgeous recently refurbished three bedroom end terraced property situated within a popular location in Hindley Green. This beautiful property is ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into a well proportioned sitting room. An impressive modern dining kitchen and second reception room with French doors opening into the rear garden. The downstairs accommodation also benefits from downstairs wc & utility area. To the first floor are three generous bedrooms and a Jack and Jill bathroom with access from bedroom one and bedroom two. Outside, the front gardens are enclosed and low maintenance. The rear gardens are low maintenance and provide a good degree of privacy. No Onward Chain.



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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