



## 983 Atherton Road, Hindley Green, Lancashire WN2 4TA

£145,000

ARC HOMES are delighted to offer FOR SALE this fantastic and very well presented two bedroom garden fronted terraced property situated within a popular location. This lovely home is well presented throughout and boasts generous accommodation together with excellent rear gardens and detached garage. Entry is via an entrance porch which leads into the well proportioned sitting room. To the rear sits a lovely modern refitted kitchen dining room. To the first floor are two generous bedrooms and a fantastic modern shower room. The loft space is accessed via a pull down ladder and has been boarded, carpeted and fitted with a double glazed skylight window. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens offer excellent outdoor space with a good degree of privacy. Located in the rear gardens is a detached garage which can be accessed from the rear providing off road parking.





Entrance Hallway

Door to:

Sitting Room

14'3" x 14'1" (4.34m" x 4.29m")

Double glazed window to front. Radiator.

Inner Hallway

Stairs rising to the first floor accommodation

Kitchen Dining Room

14'2" x 9'7" (4.32m" x 2.92m")

Double glazed window to rear. Double glazed door opening into the rear gardens. One and half drainer sink unit. Range of modern base and wall mounted units. Granite work surfaces with cupboards and drawers beneath. Fitted gas hob with extractor over and separate eye level oven. Plumbing for automatic washing machine.

First Floor Landing

Access to both bedrooms and the shower room.

Bedroom One

14'3" x 11'7" (4.34m" x 3.53m")

Double glazed window to front. Radiator.

Bedroom Two

9'8" x 7'1" (2.95m" x 2.16m")

Double glazed window to rear. Radiator

Shower Room

9'6" x 6'9" (2.90m" x 2.06m")

Double glazed windows to rear. Two stainless steel towel radiators. Modern suite comprising low level w.c, vanity hand wash basin and shower enclosure.

Outside Front

Enclosed low maintenance front gardens.


Outside Rear

Enclosed low maintenance rear garden which is not overlooked to the rear.

Detached Garage

15'9" x 10'9" (4.80m" x 3.28m')

Up and over door to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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