



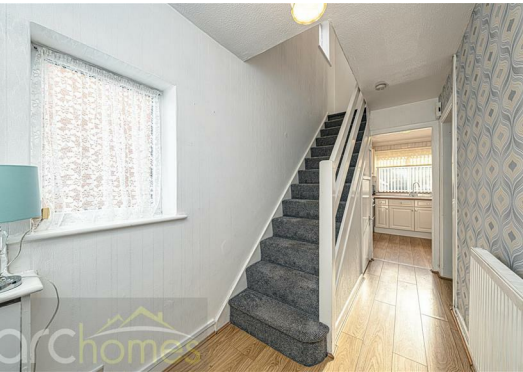
16 Park Lane, Abram, WN2 5XD £180,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic semi-detached property positioned within a sought-after Abram location. This excellent home is well presented boasting generous accommodation and would suit a range of buyers. With two reception rooms together with ample parking, detached garage and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well-proportioned sitting room. A separate fitted kitchen and dining room area to the rear completes the ground floor accommodation. To the first floor are three generous bedrooms and a family bathroom. Outside, the front gardens are enclosed and provide off road parking which leads to the side towards a detached garage complete with up and over door. The enclosed rear gardens are low maintenance and provide a good 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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