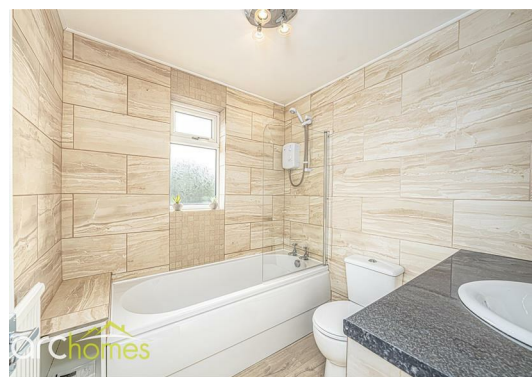




529 Atherton Road, Hindley Green, WN2 4QF

£190,000

ARC HOMES are delighted to offer FOR SALE this well presented three bedroom semi detached property positioned within sought after location in Hindley Green. This property is ideal for a range of buyers, boasting generous accommodation, off road parking and no onward chain. Early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned open plan sitting room with arch way through to dining room. There is also a handy downstairs cloakroom / wc just off the hallway. The modern fitted kitchen sits just off the dining room and there is a spacious conservatory to the rear. To the first floor are three generous bedrooms and a modern family bathroom. Outside, the front gardens are larger than average, laid to lawn and has a driveway providing ample parking. The enclosed rear garden is low maintenance and offer 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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