



## 13 Didsbury Grove, Hindley, WN2 3HD

£100,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this buy to let / first time buyer opportunity positioned within a cul da sac location close by to Hindley Town Centre. This property is perhaps in need of some cosmetic updating but it has been competitively priced to attract early interest and hold lots of potential for a range of buyers. With no onward chain, early viewing is advised. The accommodation in brief comprises of entrance vestibule, well proportioned sitting room and kitchen dining room. To the first floor are two generous bedrooms and a shower room. Outside, this property is located at the end of a cul de sac with an enclosed rear gardens.





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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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