



## 2 Whitsbury Avenue, Hindley, WN2 3JH

### Offers in excess of £220,000

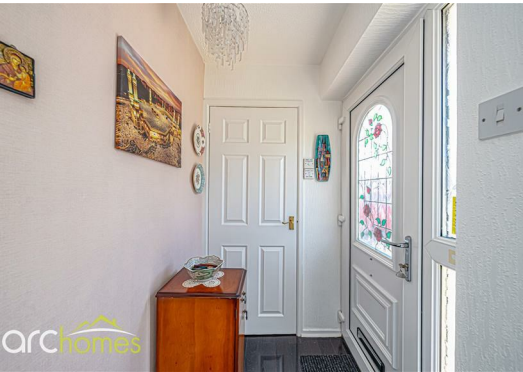
Arc Homes HINDLEY are delighted to offer FOR SALE this semi-detached true bungalow located in a highly sought after area of Hindley, in close proximity to shops, transport links and parks such as Leyland Park. As you enter this economical home, you are presented with an entrance hallway which leads to a spacious front lounge with a feature fireplace on a beautiful hearth. You continue through to the modern fitted kitchen which boasts a gas cooker and lovely feature tiles. This follows through to the immaculate principal shower suite. To the rear the property has 2 good sized rooms which follows through to the bright and airy conservatory. Externally, you will find a low maintenance yard with a private rear garden. A long block paved driveway leads to the single detached garage, perfect for extra storage solutions. Arc Homes recommend this property for a range of buyers, especially those looking for single storey living.





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 CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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