





113 Liverpool Road, WN2 3HQ

Offers over £150,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this gorgeous recently refurbished two bedroom terraced property situated within a popular location in Hindley. This beautiful property is ideal for a range of buyers and early viewing is highly advised. Entry is via a porch which provides access into a well proportioned sitting room. The downstairs accommodation consists of an impressive modern dining/kitchen, with brand new washing machine & under counter fridge freezer. the property also benefits from downstairs W/C & utility area. To the first floor are two bedrooms and a modern fitted family bathroom. The property also has a brand new combo boiler fitted, with a full re-wire and brand new windows and doors. Outside, the front gardens are enclosed and low maintenance. The rear gardens are low maintenance and provide a good degree of privacy. No Onward Chain.



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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