





67 Liverpool Road, Hindley, WN2 3HQ

Offers over £200,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent larger than average three bedroom semi detached property boasting ample parking, integral garage and fantastic rear gardens. This lovely home is offered with no onward chain and would suit a range of buyers. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits a separate dining room with French doors opening into the rear gardens. The fitted kitchen benefits from a separate utility room which provides access to the garage. To the first floor are three generous bedrooms and a bathroom. The loft space is accessed via a pull down ladder and provides ample storage. Outside, the front gardens are enclosed and provide off road parking in front of the integral garage which is finished with an electric roller door. The enclosed rear gardens are larger than average providing generous outdoor space and 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 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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