



30 Carr Common Road, Hindley Green, WN2 4TD

£125,000

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 in Hindley Green. 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. The accommodation in brief comprises of three well-proportioned bedrooms, a family bathroom, spacious living room and kitchen diner. Externely to the rear is a sizeable garden with fence boundaries which is not over looked and to the front is a driveway providing off road parking. With no onward chain, early viewing is advised.



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		
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