

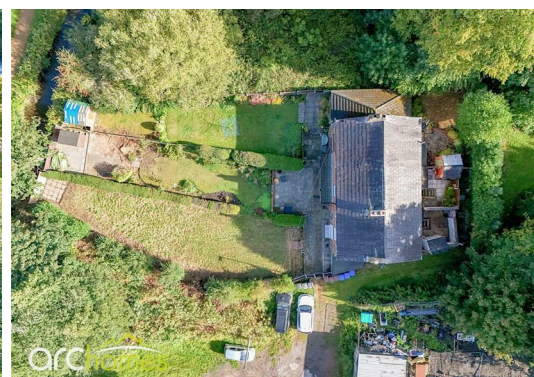


38 Parkside, Hindley, WN2 3LJ

Offers over £120,000

ARC HOMES in HINDLEY are pleased to offer to the market this two-bedroom end-of-terrace property with an expansive garden, presenting a superb opportunity for buyers seeking a home with huge potential.

Offered with no onward chain, this property is tucked away in a quiet residential location and benefits from a generously sized front garden. Internally, the home is in need of full modernisation, making it ideal for those eager to put their own stamp on a property. The current accommodation includes a spacious living room, a separate kitchen, two well-proportioned bedrooms, and a family bathroom. Outside, the substantial front garden is a true highlight, offering multiple possibilities for landscaping and outdoor living. Early viewing is highly recommended to fully appreciate the potential this fantastic property has to offer.



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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