



## 111 Bridgewater Street, Hindley, WN2 3NH

Offers over £190,000

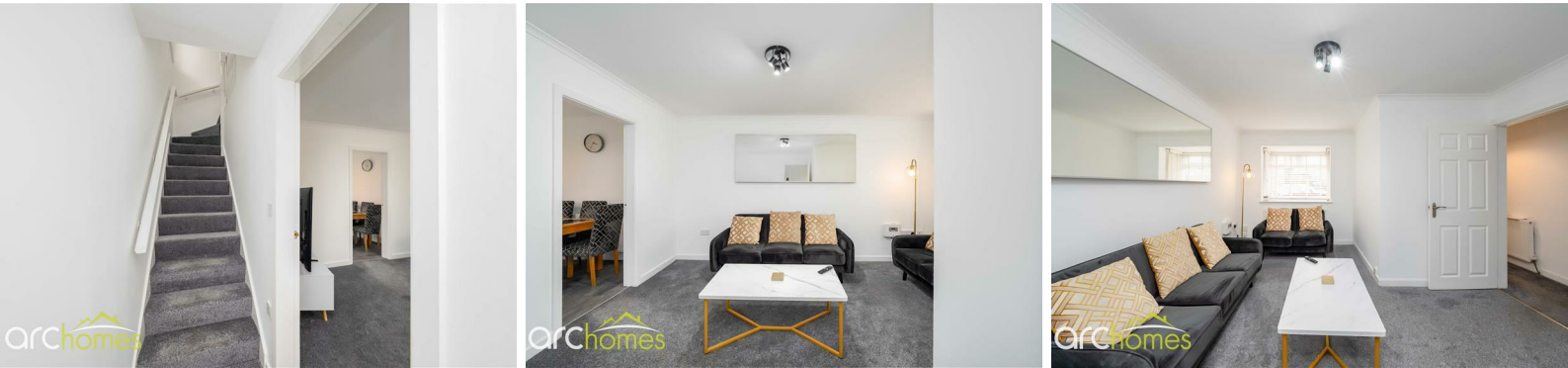
ARC HOMES HINDLEY are delighted to offer FOR SALE this excellent, well-presented three-bedroom semi-detached property. This lovely home is ready to move into and boasts generous accommodation, together with enclosed gardens and off-road parking for multiple vehicles. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway with a downstairs WC, which also leads into a well-proportioned sitting room. To the rear sits a fantastic, modern, refitted kitchen/dining room with French doors opening into the rear garden. To the first floor are the master bedroom with ensuite, a further two bedrooms, and a modern family bathroom. The enclosed rear gardens are laid to lawn and provide a good degree of privacy. No onward chain.





| 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<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|-----------------------------------------------------|---------|----------------------------|
|                                                     | Current | Potential                  |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



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