




## 10 Longhurst Road, Hindley Green, WN2 4PL


### Offers over £230,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic fully refurbished semi detached bungalow positioned within a popular location. This lovely home has recently been refurbished to a high standard and boasts generous accommodation together with off road parking and no onward chain. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. The excellent modern refitted kitchen sits to the rear and is finished with integrated appliances. Two generous double bedrooms and a modern bathroom complete the ground floor. To the first floor is a spacious landing with ample storage which leads to a further double bedroom. Outside, the front gardens are enclosed with off road parking leading to the side. The enclosed rear gardens are relatively low maintenance and provide a good degree of privacy.





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 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>		
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