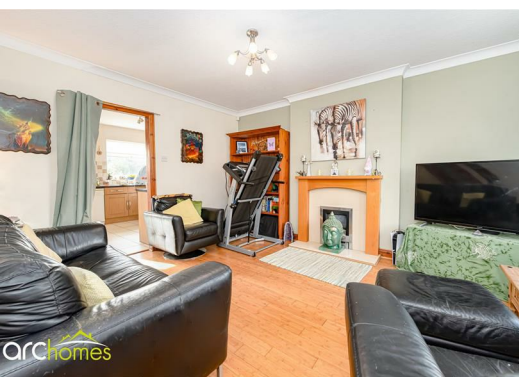




40 Sarah Street, Hindley Green, WN2 4SX

£175,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom mid mews property positioned within a quiet cul de sac in Hindley Green. This excellent property would suit a range of buyers and is well presented throughout. Early viewing is highly recommended. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the modern kitchen dining room which leads into the rear garden. To the first floor are three generous bedrooms and a family bathroom. Outside, the front gardens are laid to lawn and well presented and with allocated off road parking. The enclosed rear garden are low maintenance and provide a good degree of privacy and not over looked.



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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