



117 Atherton Road, Hindley, WN2 3EE

£140,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this lovely well presented two bedroom garden fronted mid terraced property boasting generous accommodation together with enclosed rear garden. This lovely home would suit a range of buyers and early viewing is advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a generous modern refitted kitchen dining room which completes the ground floor accommodation. To the first floor are two double bedrooms and modern bathroom. Outside the front gardens are enclosed and low maintenance. The enclosed rear gardens are also low maintenance providing a good degree of privacy. No Onward Chain.



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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