





## 632 Liverpool Road, Platt Bridge, WN2 5BB

£100,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent firsttime buy/investment opportunity, located in a popular spot. This property is perhaps in need of some cosmetic updating but has been competitively priced and would suit a range of buyers. With no onward chain, early viewing is advised. Entry is via an entrance vestibule, which leads into the sitting room. To the rear is the kitchen/dining room. On the first floor are two bedrooms and a shower room. Outside, both the front and rear gardens are enclosed and low maintenance. The rear gardens are not directly overlooked.



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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