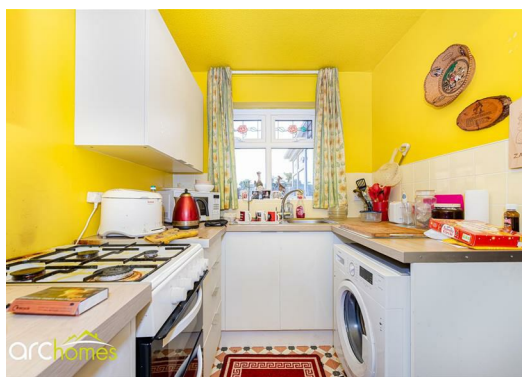




9 Lea View, WN1 3UJ

Offers over £240,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent three-bedroom detached property, positioned within a lovely, quiet, and sought-after location. This home offers generous accommodation, together with off-street parking, an attached garage, and private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a porch that opens into an entrance hallway, which leads into an excellent bay-fronted sitting room. To the rear is the dining room, featuring French doors that open into the conservatory overlooking the rear gardens. A fitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a shower room. Outside, the front gardens provide a good degree of privacy and off-road parking, which leads to a attached garage. The enclosed rear gardens are a blank canvas and offer generous outdoor space along with a good degree of privacy.



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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