



26 Swan Lane, Hindley Green, WN2 4HF

Offers over £110,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this extended three bedroom garden fronted terraced property positioned within drought after Hindley Green location. This excellent property is competitively priced and would be perfect for any first time buyer or buy to let investor. With no onward chain, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a spacious kitchen dining room with an inner hallway leading to the ground floor bathroom. To the first floor are three generous bedrooms completing the accommodation. Outside, both front and rear gardens are enclosed and low maintenance.



| 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 CO ₂ 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 CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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