




## 853 Atherton Road, Hindley Green, WN2 4SA


Offers over £140,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic larger than average end terraced property positioned within a popular Hindley Green location and offered with no onward chain. This lovely property is well presented throughout and boasts generous accommodation. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance headway which leads into a well proportioned sitting room. To the rear is a separate dining room which leads into a modern refitted kitchen. To the first floor are two generous bedrooms and a spacious modern bathroom. Outside, both front and rear garden are enclosed and low maintenance with the rear gardens not being 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>		
(21-38) <b>F</b>		
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