



## 12 Marsh Row, Hindley Green, WN2 4QH Offers over £210,000

ARC Homes in Hindley are delighted to offer for sale this excellent, larger-than-average semi-detached bungalow, ideally positioned within a popular and tucked-away location. This lovely home is well presented throughout, boasts generous accommodation, and would suit a wide range of buyers. With no onward chain, early viewing is highly advised.

Entry is via an entrance hallway leading into a well-proportioned sitting room. To the rear is a separate dining room with patio doors opening onto the rear garden, along with a spacious fitted kitchen providing access to the integral garage. Two generous bedrooms and a modern shower room complete the ground floor accommodation.

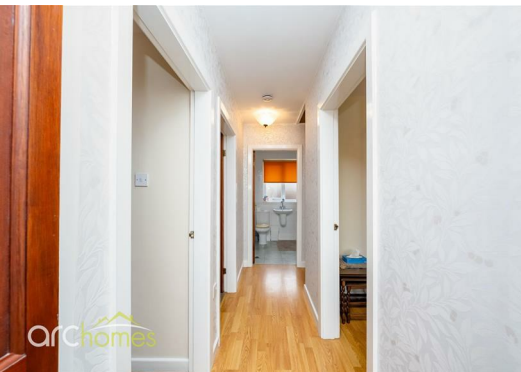
An excellent loft room is accessed via a pull-down ladder and could easily be utilised as an additional room, subject to the relevant planning permissions. This loft space has previously benefited from skylight windows, offers ample storage, and includes a W.C.

Externally, the property is situated in a quiet, tucked-away position with front gardens providing off-road parking in front of the integral garage. The enclosed rear garden is low maintenance and offers a good degree of privacy.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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