

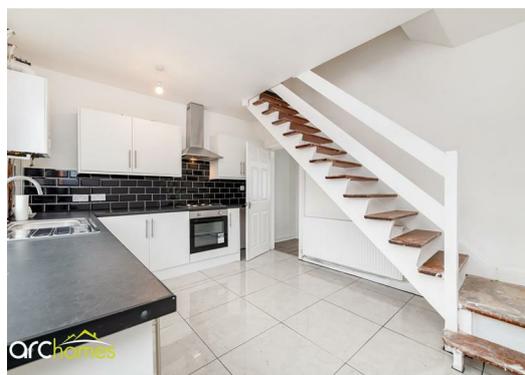


98 Argyle Street, Hindley, WN2 3PN £120,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well-presented, pavement-fronted terraced property, situated in a popular residential area of Hindley. Having recently undergone a programme of renovation, this home would make an ideal buy-to-let investment or first-time purchase and is offered with no onward chain. Early viewing is highly advised.

Entry is into a well-proportioned sitting room, which leads through to a modern fitted kitchen at the rear, completing the ground floor. To the first floor are two generous bedrooms and a bathroom.

Externally, the property benefits from a low-maintenance rear garden with the added advantage of gated access.



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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