



## 9 Lea View, WN1 3UJ

### Offers over £230,000

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) <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 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>		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

