



44 Swan Lane, Hindley Green, WN2 4HF

Offers over £150,000

ARC HOMES in Hindley are delighted to offer For Sale this gorgeous garden-fronted three-bedroom terraced property, ideally positioned within a popular residential location. Beautifully presented throughout, this spacious home offers generous living accommodation, attractive private rear gardens, and would be ideal for a range of buyers. Early viewing is highly recommended.

Entry is via a welcoming entrance vestibule leading into a well-proportioned sitting room. To the rear is a spacious separate dining room, providing an excellent space for entertaining, together with a stylish modern refitted kitchen. To the first floor are three generous bedrooms and a contemporary family bathroom featuring both a bath and a separate shower enclosure. A useful loft room is accessed via a pull-down ladder and benefits from a skylight window and excellent head height, making it ideal for storage or a variety of additional uses. Externally, the property boasts enclosed, low-maintenance gardens to both the front and rear, with the private rear garden providing a pleasant space to relax and enjoy the outdoors.



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		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599
 info@arc-homes.net

