



7 Leyland Street, Hindley, WN2 3FX

Offers over £210,000

ARC HOMES in HINDLEY are delighted to offer for sale this absolutely stunning three-bedroom end townhouse, ideally positioned in a popular location. This beautiful home is impeccably presented throughout and offers generous accommodation set over three floors, along with private rear gardens. Perfect for a range of buyers, early viewing is highly recommended.

The property is entered via a welcoming entrance hallway. To the rear is an excellent, well-proportioned sitting room, finished with bifolding doors opening into a lovely, well-designed sun room. To the front is a modern fitted kitchen/dining room, with a handy downstairs cloakroom completing the ground floor.

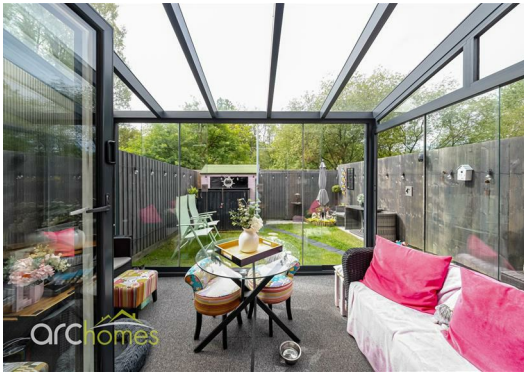
To the first floor are two generous bedrooms and a modern family bathroom. The second floor has been designed to provide a further bedroom, a spacious landing/dressing room, and a modern shower room.

Externally, the enclosed rear gardens are low maintenance and offer a good degree of privacy. The property also benefits from an allocated parking space to the side and a handy EV charger.



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		
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