



55 Danes Avenue, Hindley, WN2 4EQ

£200,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well-presented mid-terraced property in a sought-after location within walking distance of Borsdane Woods. Properties in this area rarely become available and with no onward chain, early viewings are advised.

Entry is via an entrance vestibule, leading to a well-proportioned sitting room with a bay-fronted window. To the rear is a modern fitted kitchen diner, with access to a utility room and a modern fitted downstairs shower room and WVC.

To the first floor are two generous double bedrooms and a modern family bathroom.

Outside to the rear is a low-maintenance garden with gated access, which is not overlooked. To the front, the property is gardenfronted with views over the brook. The property has recently been modernised by the current owners, and early viewing is highly recommended.



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 CO2 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 CO2 emissions		
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