



6 Engineer Street, Ince, WN2 2HR

Offers in excess of £130,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this lovely, well-presented two-bedroom, garden-fronted mid-terraced property, offering generous accommodation throughout together with an enclosed rear garden. This lovely home would suit a range of buyers making an early viewing highly recommended. Entry is via an entrance vestibule, which leads into a well-proportioned sitting room. To the rear is a generous modern fitted kitchen and dining room and a useful utility room completes the ground floor accommodation. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Externally, the front garden is enclosed and low maintenance, while the enclosed rear garden is also low maintenance and offers a good degree of privacy.



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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