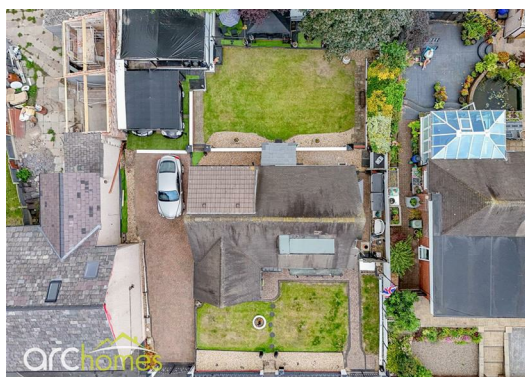




## 121 Long Lane, WN2 4XD

### Offers in the region of £365,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this incredible unique detached home positioned within a sought after Hindley Green location. This stunning home is flawlessly presented throughout boasts larger than average accommodation and positioned on an enviable plot with gorgeous enclosed gardens and ample off road parking for several vehicles. An ideal purchase for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to the lovely bay fronted sitting room. To the rear sits an excellent spacious kitchen dining room finished with modern units and French doors opening into the rear gardens. An excellent double bedroom sits to the front of the property whilst also to the rear is a modern bathroom and handy utility room. To the first floor are two further double bedrooms with the master benefiting from an ensuite shower room. Outside, this property is positioned on a fantastic larger than average plot. The front gardens are well presented and provide off road parking for several vehicles which leads to the side and toward a car port located in the rear gardens. The enclosed rear gardens provide excellent outdoor space together with a fantastic degree of privacy and garden is laid to lawn with the addition of a garden bar.





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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

