



538 Atherton Road, Hindley Green, Lancashire WN2 4LY

Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this well-presented three-bedroom semi-detached property positioned within a sought-after location. This spacious home provides generous accommodation together with ample parking and well-maintained gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway, which leads into the sitting room. A lovely modern kitchen sits to the rear and completes the ground floor, alongside the added benefit of a conservatory.

To the first floor are three generous bedrooms and a modern bathroom.

Outside, the front gardens are low maintenance and provide off-road parking. The enclosed rear gardens are also low maintenance and well presented, offering an ideal space for relaxing or entertaining.



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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