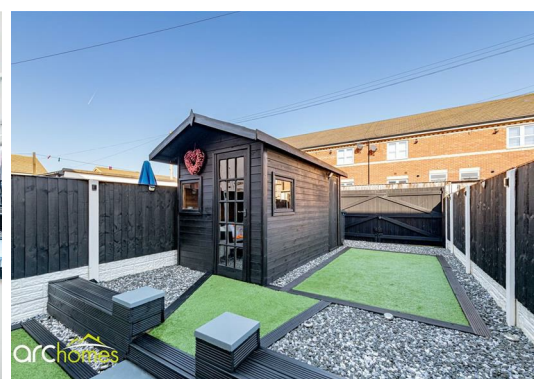




9 Burlington Street, Hindley, WN2 3PU

Offers over £150,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this beautifully presented two-bedroom mid-terrace property in a popular Hindley location. This fantastic home offers spacious accommodation and is conveniently located close to local amenities, transport links, and within walking distance of a primary school. Entry is via an entrance porch which leads into a comfortable and well-proportioned lounge. To the rear of the property is a modern and spacious kitchen/diner area. The home also benefits from a rear extension, providing a useful downstairs VVC and an additional porch area with access out to the rear garden. To the first floor are two generous bedrooms together with a modern family bathroom, completing the accommodation. Externally, the property enjoys beautifully maintained gardens to both the front and rear, which have been designed to be low maintenance. The rear garden offers a pleasant and private outdoor space, making it ideal for relaxing or entertaining. Early viewing is highly advised to fully appreciate this lovely home.



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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