



21 Gilbert Street, Hindley, Lancashire WN2 3HE

Offers in excess of £170,000

ARC HOMES in HINDLEY are pleased to offer for sale this well-presented two-bedroom semi-detached property, occupying a generous corner plot in a popular residential area of Hindley. Offering well-proportioned accommodation throughout, a generous rear garden and off-road parking, this attractive home is well suited to a range of buyers. Early viewing is highly recommended.

The accommodation comprises an entrance hallway, a spacious sitting room and a well-appointed fitted kitchen. To the first floor are two well-proportioned bedrooms together with a modern family bathroom. Externally, the property enjoys a garden-fronted position and occupies a generous corner plot. The enclosed rear garden is a particularly good size, providing ample outdoor space with a good degree of privacy. To the rear, the property also benefits from off-road parking.



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		
England & Wales EU Directive 2002/91/EC 		



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