



16 Calder Avenue, Hindley Green, WN2 4TR Offers over £230,000

ARC HOMES HINDLEY are pleased to offer FOR SALE this well-presented and extended semi-detached property, situated within a popular residential location in Hindley Green. The property offers generous and versatile accommodation together with ample off-road parking and would be ideal for a range of buyers. The property is accessed via an entrance hallway which leads into a well-proportioned sitting room. Beyond the sitting room is a dining room with French doors opening onto the rear garden, together with a fitted kitchen. In addition, the property benefits from a second reception room, offering flexible living space that could be utilised to suit a variety of needs.

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

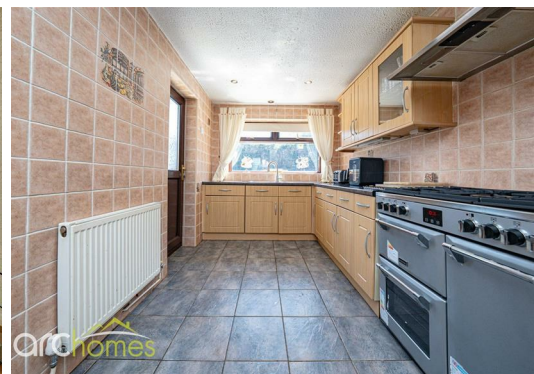
Outside, the front garden provides ample off-road parking. The enclosed rear garden is laid to lawn with a paved patio area, creating a pleasant and low-maintenance outdoor space. The rear garden also benefits from a good degree of privacy, being not directly overlooked.

Early viewing is highly recommended.



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		
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