



2 Park Lane, Abram, WN2 5XD

£195,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent extended three-bedroom semi-detached property, boasting generous accommodation together with off-road parking and enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised.

Entry is via an entrance hallway, which leads into the generous dual-aspect sitting/dining room. A modern fitted kitchen sits to the rear, just off the dining area. The property has been extended to the side to create a further reception room with a handy W/C. This room could also be utilised as a ground-floor bedroom if required.

To the first floor are three bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off-road parking. The enclosed rear gardens are low maintenance and offer generous outdoor space.



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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