



17 Emlyn Street, WN2 3LF £850

ARC HOMES in HINDLEY are delighted to offer FOR SALE this lovely modern FREEHOLD two bedroom mews property positioned within a quiet spot. This excellent property would make an ideal purchase for any first time buyer or buy to let investor and, with excellent presentation together with parking spaces and no onward chain, early viewing is advised. Entry is via a spacious entrance hallway which provides access into the modern kitchen. To the rear sits a well proportioned sitting room with French doors opening into the rear gardens. To the first floor are two double bedrooms and a modern bathroom. Outside this property is positioned within a cul de sac with allocated parking spaces for two vehicles. To the rear is an enclosed lawned rear garden.

We're Fully Booked

Due to exceptional demand, we're no longer taking viewing appointments for this home.

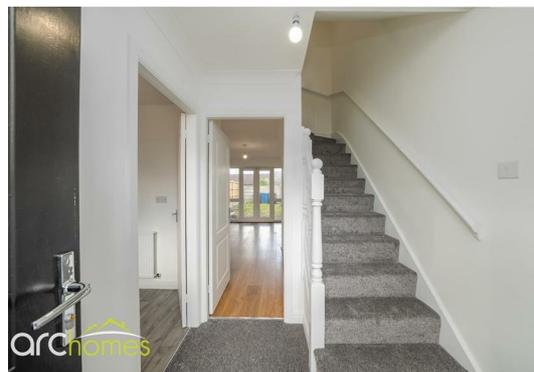
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales EU Directive 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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