




1 Athol Crescent, Hindley Green, WN2 4HE Offers in excess of £220,000

ARC HOMES in HINDLEY are delighted to offer for sale this fantastic three-bedroom true bungalow, positioned in a sought-after location and set on a larger-than-average plot, offering generous private rear gardens and ample off-road parking. This lovely home would suit a range of buyers and, with no onward chain, early viewing is highly advised.

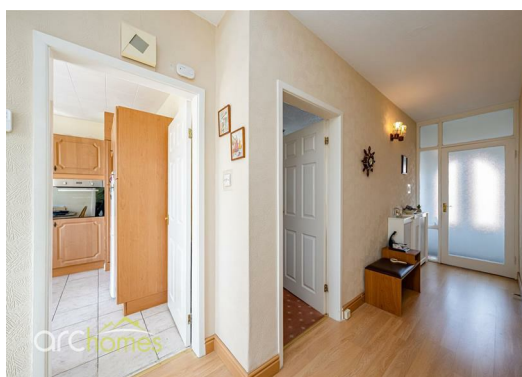
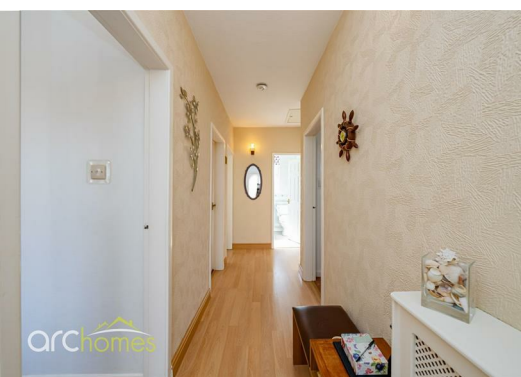
Entry is via a spacious entrance hallway, which leads into the well-proportioned sitting room. To the rear is a modern fitted kitchen, which opens out onto the rear gardens. The property offers three generous bedrooms and a modern shower room.

Externally, the property occupies a lovely plot. The front garden provides ample off-road parking and leads down the side to a detached garage. The enclosed rear gardens offer excellent outdoor space and are mainly laid to lawn.



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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