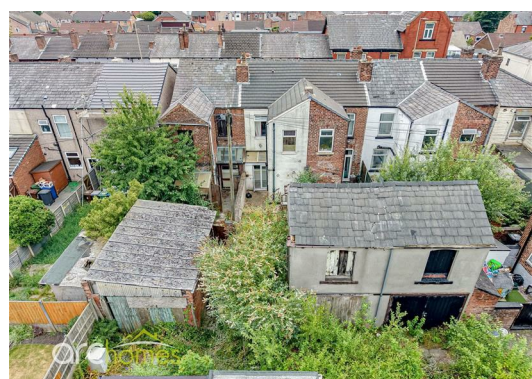




113 Atherton Road, Hindley, WN2 3EE

£130,000

ARC HOMES are delighted to offer FOR SALE this excellent investment opportunity positioned within close proximity of Hindley Town Centre. This spacious end terraced is perhaps in need of some updating but it has excellent potential and boasts an additional plot to rear housing a two storey garage. Ideal for a range of buyers this property is offered with no onward chain and early viewing is advised. The accommodation in brief comprises of well proportioned sitting room, separate dining room and kitchen to rear. To the first floor are two generous bedrooms and spacious bathroom. Outside, there are larger than average rear gardens with a Brock built outbuilding requiring work. Accessed form secure gates is the potential to create off road parking and a detached garage.



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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