





## 13 Ruabon Crescent, Hindley Green, WN2 4PJ

Offers over £200,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent two-bedroom semi-detached dormer bungalow, positioned within a popular Hindley Green location. This lovely home is well presented, offers generous accommodation, and would suit a range of buyers. Entry is via a spacious entrance hallway, which leads into the generous sitting room. To the rear is a fitted kitchen with a separate dining room and conservatory. A ground-floor bedroom sits to the front, with a handy cloakroom completing the ground floor. To the first floor is an excellent bedroom with fitted wardrobes, ample storage, and a modern shower room. Outside, the front gardens are enclosed and provide off-road parking, which leads to the side towards a detached garage. The enclosed rear gardens are laid to lawn and provide a good degree of privacy.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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