



83 Wigan Road, WN2 3BL Offers over £170,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic, larger than-average bay fronted terraced property, positioned within a sought-after location. This superb home offers generous accommodation, including two reception rooms and three spacious bedrooms. Ideal for a range of buyers and offered with no onward chain, early viewing is highly advised.

Entry is via an entrance hallway, which leads into the bay-fronted sitting room. To the rear is a lovely separate dining room with French doors opening onto the rear garden. A modern kitchen sits just off the dining room and leads to a convenient downstairs cloakroom.

To the first floor are two generous bedrooms and a fantastic, larger-than-average bathroom featuring a separate shower enclosure and a sunken spa bath. The principal bedroom benefits from an en-suite shower room.

A fitted staircase rises to the useful loft room, which offers generous head-height clearance and a skylight window.

Outside, both the front and rear gardens are enclosed and low maintenance.



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		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599
 info@arc-homes.net

