



1 Emlyn Street, Hindley, WN2 3LF

£170,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom semi detached property boasting off road parking and offered with no onward chain. This well presented property is conveniently located within a quiet cul de sac close proximity of Hindley Town Centre and would suit a range of buyers. To the front sits a well proportioned sitting room whilst to the rear is a modern kitchen diner with French doors opening into the rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Outside, this property is positioned in a cul de sac with off parking just in front of the property. The enclosed rear gardens provide generous outdoor space with a good degree of privacy.



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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