



## 3 Oak Avenue, Hindley Green, WN2 4LZ Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this well-presented two-bedroom semi-detached property positioned within a sought-after location. This beautiful home provides generous accommodation together with ample parking and well-maintained gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway, which leads into the sitting room. A lovely modern kitchen sits to the rear and completes the ground floor, alongside the added benefit of a convenient downstairs toilet.

To the first floor are two generous bedrooms and a modern bathroom.

Outside, the front gardens are low maintenance and provide off-road parking. The enclosed rear gardens are also low maintenance and well presented, offering an ideal space for relaxing or entertaining.



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		
England & Wales 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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