



## 28 Conway Road, Hindley Green, WN2 4PE Offers over £220,000

ARC HOMES in HINDLEY are pleased to offer FOR SALE this beautifully presented semi-detached bungalow, ideally located within a popular area. Finished to a high standard throughout, the property offers generous accommodation, off-road parking, and the benefit of no onward chain. Early viewing is highly recommended. The accommodation comprises an entrance hallway leading to a well-proportioned sitting room featuring a cosy log burner. To the rear is a modern fitted kitchen diner with integrated appliances and a contemporary log burner. A bedroom and stylish shower room complete the ground floor. The first floor hosts a spacious master bedroom with ample storage, a log burner, and a large ensuite bathroom. Externally, the front garden provides off-road parking, while the enclosed rear garden is low maintenance and offers 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		
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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