



## 131 Castle Hill Road, Hindley, WN2 4BN Offers over £150,000

ARC Homes in Hindley are delighted to offer for sale this gorgeous, larger-than-average terraced property, boasting generous accommodation along with fantastic private rear gardens.

This lovely home is well presented throughout and would suit a range of buyers. Entry is via an entrance vestibule, which leads into a well-proportioned sitting room. To the rear is a spacious, separate dining room, which in turn leads to the kitchen. To the first floor, there are two fantastic double bedrooms, a modern bathroom, and a separate WC. Outside, the enclosed rear gardens are larger than average, providing excellent outdoor space along with 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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