

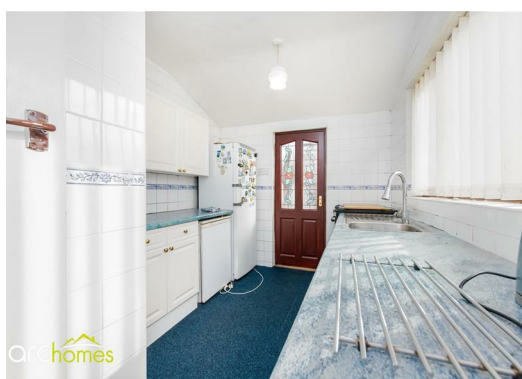


## 19 Gilbert Street, Hindley, WN2 3HE

### Offers over £140,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this three bedroom semi-detached property, providing generous accommodation and excellent potential for a range of buyers. Ideally located within a popular area and offered with no onward chain, early viewing is highly advised.

Entry is via a welcoming porch which leads into a well proportioned sitting room. To the rear sits a second reception room, offering flexible living space and access through to the extended kitchen, which provides ample room for dining and everyday use. The ground floor also benefits from a convenient downstairs toilet. To the first floor are three good sized bedrooms, benefitting from built-in storage, along with a shower room. Outside, the property is garden fronted, whilst 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 CO2 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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