



853 Atherton Road, Hindley Green, WN2 4SA

Offers over £140,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic larger than average end terraced property positioned within a popular Hindley Green location and offered with no onward chain. This lovely property is well presented throughout and boasts generous accommodation. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance headway which leads into a well proportioned sitting room. To the rear is a separate dining room which leads into a modern refitted kitchen. To the first floor are two generous bedrooms and a spacious modern bathroom. Outside, both front and rear garden are enclosed and low maintenance with the rear gardens not being directly overlooked.



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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