

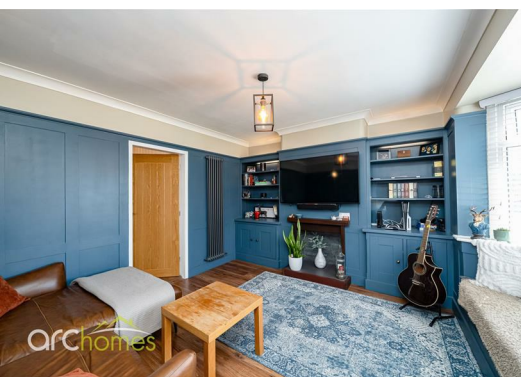


5 Oak Avenue, Hindley Green, WN2 4LZ

Offers over £180,000

ARC HOMES in Hindley are delighted to offer FOR SALE this absolutely stunning semi-detached property, ideally positioned within a popular and quiet residential location in Hindley Green. This beautiful home is a true credit to the current owners and boasts generous accommodation throughout, together with off-road parking, a detached garage, and enclosed rear gardens. Perfectly suited to a range of buyers, early viewing is essential to avoid missing out.

The property is entered via a welcoming entrance hallway, which leads into a well-proportioned bay-fronted sitting room. To the rear is a lovely separate dining room, which leads through to the beautiful modern refitted kitchen. A handy separate utility room and WC complete the ground floor accommodation. To the first floor are two excellent double bedrooms and a fantastic modern family bathroom. Externally, the front garden provides ample off-road parking, with gated access to the side leading towards a detached garage. The enclosed rear garden is relatively low maintenance and offers a generous outdoor space together with a good degree of privacy, making it an ideal area for relaxing and entertaining.



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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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