





## 754 Atherton Road, Hindley Green, WN2 4SB

### Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended mid terraced property positioned within a popular spot and boasting larger than average rear gardens. This gorgeous home is a true credit to the current owners and is beautifully presented throughout offering generous accommodation. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance vestibule which leads into the beautiful well proportioned sitting room. To the rear sits a spacious separate dining room which open into the lovely modern refitted kitchen. To the first floor are two generous bedrooms and a modern bathroom. Outside this property is garden fronted with a larger than average enclosed rear garden.



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 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>		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

