



9 Lea View, WN1 3UJ Offers over £225,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent three-bedroom detached property, positioned within a lovely, quiet, and sought-after location. This home offers generous accommodation, together with off-street parking, an attached garage, and private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a porch that opens into an entrance hallway, which leads into an excellent bay-fronted sitting room. To the rear is the dining room, featuring French doors that open into the conservatory overlooking the rear gardens. A fitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a shower room. Outside, the front gardens provide a good degree of privacy and off-road parking, which leads to a attached garage. The enclosed rear gardens are a blank canvas and offer generous outdoor space along with a good degree of privacy.



| 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 | |



105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

