



33 Maple Avenue, Hindley Green, WN2 4LS

Offers over £200,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well presented two bedroom true bungalow positioned within a sought after spot. This beautiful home is ready to move in to and boasts generous accommodation together with low maintenance gardens and no onward chain. Entry is via an entrance hallway which leads into a well proportioned sitting room. There is a spacious kitchen dining to the rear of the property with access to the garden. There are two double bedrooms and modern shower room which completes the accommodation. Outside, this property is positioned within a lovely quiet spot with well presented low maintenance gardens to both front and rear. The rear gardens provide generous outdoor space, and not directly overlooked providing 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



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