



## 83 Blackberry Drive, Hindley, WN2 3JU Offers over £170,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic and well presented modern mid mews property positioned within a sought after development. This lovely home is well presented throughout and boasts off road parking and generous private rear gardens. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom. A modern kitchen dining room sits to the front while to the rear is a well proportioned sitting room with French doors opening into the rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Outside, the front gardens are open plan and provide off road parking for two vehicles. The enclosed rear gardens are laid to lawn with patio area and provide generous outdoor space with a good degree of privacy. No Onward Chain.



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 CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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