



3 Oak Avenue, Hindley Green, WN2 4LZ Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this well-presented two-bedroom semi-detached property positioned within a sought-after location. This beautiful home provides generous accommodation together with ample parking and well-maintained gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway, which leads into the sitting room. A lovely modern kitchen sits to the rear and completes the ground floor, alongside the added benefit of a convenient downstairs toilet.

To the first floor are two generous bedrooms and a modern bathroom.

Outside, the front gardens are low maintenance and provide off-road parking. The enclosed rear gardens are also low maintenance and well presented, offering an ideal space for relaxing or 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 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

