



80 Ladies Lane, Hindley, WN2 2RG

Offers in excess of £150,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely gorgeous larger than average bay fronted terraced property positioned within a sought after Hindley Location. This beautiful home is a true credit to the current owners and would suit a range buyers. Entry is via an entrance vestibule which leads into the lovely well proportioned bay fronted sitting room. To the rear is a fantastic modern kitchen dining rom which benefits from a separate utility room. To the first floor are two generous bedrooms and a modern bathroom with separate shower enclosure. Outside, the font gardens are enclosed and low maintenance. The enclosed rear garden are larger than average and are not overlook providing generous outdoor space together 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 CO2 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 CO2 emissions		
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