



## 91 Atherton Road, Hindley, WN2 3EE £120,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this two bedroom mid terraced property, offering generous accommodation and excellent potential for a range of buyers. Situated within a popular location and offered with no onward chain, early viewing is advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. A second reception room sits to the rear, providing flexible living space and access through to the extended kitchen, offering ample room for dining and everyday use. To the first floor are two good sized bedrooms, both benefitting from built-in storage, and a family bathroom. Outside, the property is garden fronted, whilst the enclosed rear garden is low maintenance and offers a good degree of privacy.



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		
England & Wales 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



105 Market Street Hindley, WN2 3AA

T. 01942 363599  
 info@arc-homes.net

