




## 70 Smiths Lane, Hindley Green, WN2 4XR

### Offers over £115,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this three bedroom mid terraced property positioned within a popular location. This lovely home is well presented throughout and boasts generous accommodation. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance vestibule which opens into the well proportioned sitting room. To the rear is a fitted kitchen dining room which has doors opening into the low maintenance rear garden. To the first floor are three generous bedrooms. Outside, both front and rear gardens are enclosed and low maintenance. Detached garage to the rear.





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 CO2 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>		
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