



217 Warrington Road, Abram, WN2 5QY £130,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well-presented, extended two-bedroom terraced property, situated in a popular location in Abram. Offered with no onward chain, this property is ideal for a range of buyers, and early viewing is highly advised. Entry is via a porch which leads into a well-proportioned sitting room. The sitting room flows through to a separate dining room, providing excellent living and entertaining space. To the rear, the property benefits from a kitchen extension offering a fitted kitchen, along with the added advantage of a ground floor modern wet room. To the first floor are two bedrooms and a fitted family bathroom. Outside, the front garden is enclosed and low maintenance. The rear garden is also low maintenance and benefits from gated access, providing the potential for additional offroad parking.



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	



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