



## 10 Blantyre Street, Hindley, WN2 3LX Offers in excess of £120,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well-presented, pavement-fronted terraced property, located within a sought-after residential area of Hindley. Offered with no onward chain, this property would make an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.

The accommodation comprises an entrance porch leading into a spacious sitting room. To the rear is a fitted kitchen/diner, completing the ground floor.

To the first floor are two generously sized bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden with the added advantage of gated rear access.



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		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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