



194 Sandy Lane, Hindley, Lancashire WN2 4EP

Offers over £230,000

ARC HOMES in Hindley are delighted to offer for sale this excellent, spacious, extended three-bedroom semi-detached true bungalow, positioned on the sought-after Sandy Lane in Hindley Green.

This fantastic property offers generous accommodation, together with ample off-road parking and an integral garage. Ideal for a range of buyers, early viewing is highly recommended.

The property is entered via an entrance hallway, which leads into the well-proportioned sitting room. The generous kitchen/dining room features patio doors opening onto the rear gardens. An inner hallway provides access to three excellent bedrooms and a modern shower room.

Externally, the front gardens are well presented, mainly laid to lawn, and provide off-road parking leading to the integral garage. The enclosed rear gardens offer a good degree of privacy and are designed for low-maintenance.



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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