



## 71 Wigan Road, Hindley, WN2 3BG

Offers over £130,000

ARC Homes in Hindley are delighted to offer for sale this lovely, well-presented two-bedroom, garden-fronted mid-terraced property, boasting generous accommodation together with an enclosed rear garden. This attractive home would suit a range of buyers, and early viewing is highly recommended.

The property is entered via an entrance vestibule, which leads into a well-proportioned sitting room. To the rear is a spacious fitted kitchen/dining room, completing the ground floor accommodation.

To the first floor are two bedrooms and a family bathroom. Externally, the front garden is enclosed and low maintenance. The rear garden is also enclosed, low maintenance, and provides 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		
<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>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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