



26 Woodland Avenue, Hindley Green, WN2 4PP

£185,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic semi-detached property, ideally positioned on a lovely corner plot within a popular location. Well presented throughout, this excellent home would suit a range of buyers and is offered for sale with NO ONWARD CHAIN. Boasting ample off-road parking and attractive gardens, early viewing is highly recommended. Entry is via a welcoming entrance hallway which leads into the spacious dual-aspect sitting room, offering plenty of natural light. To the rear is a modern kitchen, with a separate utility room and convenient W/C completing the ground floor. To the first floor are two generous double bedrooms and a modern shower room. Externally, the property occupies an appealing corner plot, providing ample off-road parking to the front and side, together with a generous enclosed rear garden, offering an excellent outdoor space for relaxing and entertaining. A fantastic home with excellent outdoor space, ample parking and no onward chain – early viewing is highly advised.



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 CO2 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 CO2 emissions		
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