



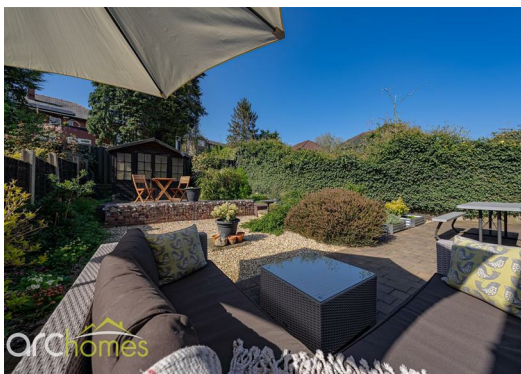
33 Danes Avenue, Hindley, WN2 4EG Offers in the region of £210,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD semi detached bungalow situated in a sought after location in Hindley. This property boasts beautiful open aspect views together with a low maintenance rear garden and off road parking and as properties on this road are rarely available, early viewings are advised. Entry is via a welcoming hallway providing access to all of the accommodation on offer. To the front of the property is a spacious sitting which is bright and airy overlooking woodland. Bedroom one is also to the front of the property benefitting from fitted wardrobes. To the rear of the property is the second bedroom / dining room, modern fitted kitchen and bathroom. Outside, there are gardens to the front and rear along with off road parking. The property also benefits from a garage.



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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