



## 83 Wigan Road, WN2 3BL Offers over £170,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic, larger than-average bay fronted terraced property, positioned within a sought-after location. This superb home offers generous accommodation, including two reception rooms, two spacious bedrooms, and a handy loft room. Ideal for a range of buyers and offered with no onward chain, early viewing is highly advised.

Entry is via an entrance hallway, which leads into the bay-fronted sitting room. To the rear is a lovely separate dining room with French doors opening onto the rear garden. A modern kitchen sits just off the dining room and leads to a convenient downstairs cloakroom.

To the first floor are two generous bedrooms and a fantastic, larger-than-average bathroom featuring a separate shower enclosure and a sunken spa bath. The principal bedroom benefits from an en-suite shower room.

A fitted staircase rises to the useful loft room, which offers generous head-height clearance and a skylight window.

Outside, both the front and rear gardens are enclosed and low maintenance.



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		
England & Wales 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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