



217 Warrington Road, Abram, WN2 5QY

£130,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well-presented, extended two-bedroom terraced property, situated in a popular location in Abram. Offered with no onward chain, this property is ideal for a range of buyers, and early viewing is highly advised.

Entry is via a porch which leads into a well-proportioned sitting room. The sitting room flows through to a separate dining room, providing excellent living and entertaining space. To the rear, the property benefits from a kitchen extension offering a fitted kitchen, along with the added advantage of a ground floor modern wet room.

To the first floor are two bedrooms and a fitted family bathroom.

Outside, the front garden is enclosed and low maintenance. The rear garden is also low maintenance and benefits from gated access, providing the potential for additional off-road parking.



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		
England & Wales EU Directive 2002/91/EC 		



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