



25 Pembroke Road, WN2 4TG

Offers in excess of £190,000

ARC HOMES are delighted to offer for sale this beautiful two-bedroom semi-detached property, positioned within a popular Hindley Green location. This fantastic property occupies an enviable corner plot, offering lovely gardens and ample off-road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway, which leads into a well-proportioned sitting room. To the rear is the beautiful modern kitchen/dining room, which has French doors leading into the rear gardens. A modern ground-floor bathroom with spa bath completes the ground floor. To the first floor are two double bedrooms. The master bedroom benefits from an ensuite WC. Outside, this lovely home is positioned on a corner plot, with the front gardens providing generous outdoor space, together with ample off-road parking and a carport in front of a detached garage. The enclosed rear gardens are low-maintenance and provide a good degree of privacy.



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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