

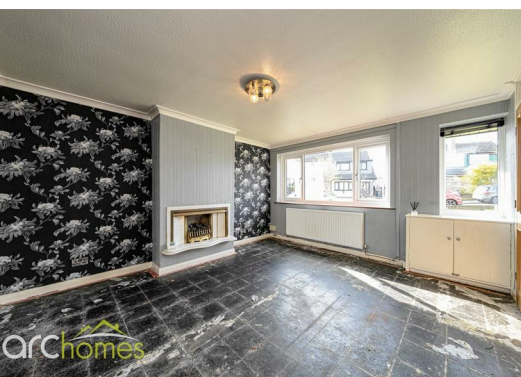


96 Taylor Road, Hindley Green, WN2 4TJ Offers in excess of £190,000

ARC HOMES in Hindley are delighted to offer for sale this lovely, well-presented three-bedroom semi-detached property, ideally positioned within a highly sought-after location.

This excellent home boasts generous living accommodation and attractive, enclosed gardens. Offered with no onward chain, it would appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation comprises an inviting entrance hallway leading into a well-proportioned sitting room. To the rear, there is a fitted kitchen and a spacious dining room, featuring French doors that open out onto the rear garden—perfect for both everyday living and entertaining. To the first floor, there are three generously sized bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden that is relatively low maintenance, while still offering ample outdoor space, in addition to driveway parking for two cars.



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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