



7 Leyland Street, Hindley, WN2 3FX Offers over £210,000

ARC HOMES in HINDLEY are delighted to offer for sale this absolutely stunning three-bedroom end townhouse, ideally positioned in a popular location. This beautiful home is impeccably presented throughout and offers generous accommodation set over three floors, along with private rear gardens. Perfect for a range of buyers, early viewing is highly recommended.

The property is entered via a welcoming entrance hallway. To the rear is an excellent, well-proportioned sitting room, finished with bifolding doors opening into a lovely, well-designed sun room.

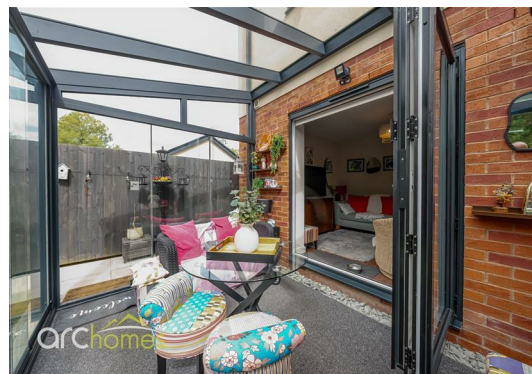
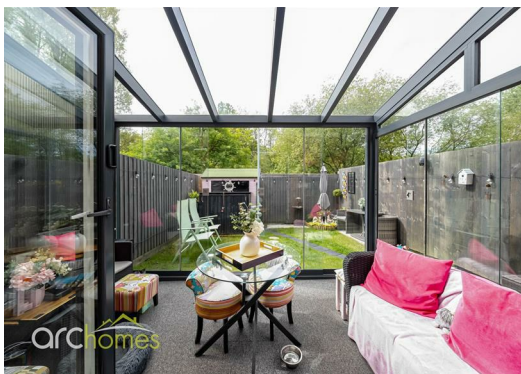
To the front is a modern fitted kitchen/dining room, with a handy downstairs cloakroom completing the ground floor. To the first floor are two generous bedrooms and a modern family bathroom. The second floor has been designed to provide a further bedroom, a spacious landing/dressing room, and a modern shower room.

Externally, the enclosed rear gardens are low maintenance and offer a good degree of privacy. The property also benefits from an allocated parking space to the side and a handy EV charger.



| 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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