



183 Sandy Lane, Hindley, WN2 4EP

Offers in excess of £275,000

ARC Homes in Hindley are delighted to offer for sale this rare opportunity to purchase a piece of Hindley's history. This exceptional property holds endless potential and provides generous accommodation, together with impressive private gardens backing onto Hart Common.

Boasting four bedrooms, two reception rooms, and ceiling heights of over 11ft, this property oozes character and would suit a wide range of buyers.

Entry is via an entrance hallway, which leads into the fitted kitchen, complete with a feature fireplace. To the rear is a well-proportioned sitting room with French doors opening onto the splendid gardens, along with a spacious separate dining room. A generous bedroom and a bathroom with a separate shower enclosure complete the ground floor. To the first floor are three further bedrooms. Two bedrooms benefit from a "Jack and Jill" WC, while the principal bedroom boasts a Juliet balcony overlooking the gardens and views beyond.

Externally, the property is set back with generous front gardens, providing a good degree of privacy. The rear gardens must be viewed to be fully appreciated, offering excellent privacy along with open aspect views.



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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