



## 81 Ladies Lane, Hindley, WN2 2QG

### Offers in excess of £150,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic extended, garden-fronted terraced property, ideally positioned in a popular residential location just a short distance from Hindley Town Centre and its excellent range of amenities. Beautifully presented throughout, this lovely home offers spacious and versatile accommodation, including two reception rooms and attractive, low-maintenance gardens. Perfect for firsttime buyers, young families, or those looking to downsize, early viewing is highly recommended.

The accommodation is entered via a welcoming entrance vestibule, leading into a well-proportioned sitting room. An inner hallway provides access to a separate dining room, which flows through to a stylish modern kitchen at the rear. To the first floor are two generous double bedrooms and a beautifully appointed family bathroom. The impressive principal bedroom is located to the rear and benefits from French doors opening onto a charming Juliet balcony, creating a light and airy feel. Externally, the property enjoys enclosed gardens to both the front and rear, designed for ease of maintenance and providing pleasant outdoor spaces to relax and entertain.



| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) <b>A</b>                          |         |                                                                                                              |
| (81-91) <b>B</b>                            |         |                                                                                                              |
| (69-80) <b>C</b>                            |         |                                                                                                              |
| (55-68) <b>D</b>                            |         |                                                                                                              |
| (39-54) <b>E</b>                            |         |                                                                                                              |
| (21-38) <b>F</b>                            |         |                                                                                                              |
| (1-20) <b>G</b>                             |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                              |
|-----------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                    |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                              |
| (92 plus) <b>A</b>                                  |         |                                                                                                              |
| (81-91) <b>B</b>                                    |         |                                                                                                              |
| (69-80) <b>C</b>                                    |         |                                                                                                              |
| (55-68) <b>D</b>                                    |         |                                                                                                              |
| (39-54) <b>E</b>                                    |         |                                                                                                              |
| (21-38) <b>F</b>                                    |         |                                                                                                              |
| (1-20) <b>G</b>                                     |         |                                                                                                              |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |



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