



39 Park Road, Hindley, WN2 3RU

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this gorgeous completely refurbished three bedroom semi detached property positioned within a sought after spot. This beautiful property has recently undergone extensive renovation, is flawlessly presented throughout and boasts generous accommodation together with excellent gardens and ample parking. With no onward chain, this lovely home would be ideal for a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into the bay fronted sitting room. To the rear is a separate dining room with French doors opening into the rear gardens. The dining room opens into the lovely modern kitchen. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide ample off road parking. The enclosed rear gardens are laid to lawn and provide generous outdoor space together with a fantastic 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 CO2 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 CO2 emissions		
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