



## 1 Athol Crescent, Hindley Green, WN2 4HE £230,000

ARC HOMES in HINDLEY are delighted to offer for sale this fantastic three-bedroom true bungalow, positioned in a sought-after location and set on a larger-than-average plot, offering generous private rear gardens and ample off-road parking. This lovely home would suit a range of buyers and, with no onward chain, early viewing is highly advised.

Entry is via a spacious entrance hallway, which leads into the well-proportioned sitting room. To the rear is a modern fitted kitchen, which opens out onto the rear gardens. The property offers three generous bedrooms and a modern shower room.

Externally, the property occupies a lovely plot. The front garden provides ample off-road parking and leads down the side to a detached garage. The enclosed rear gardens offer excellent outdoor space and are mainly laid to lawn.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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