



## 28 Swan Lane, Hindley Green, WN2 4HF Guide price £100,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this two bedroom garden-fronted terraced property, positioned within the sought-after location of Hindley Green. This excellent property is competitively priced and would be perfect for any first-time buyer or buy-to-let investor. Offered with no onward chain, early viewing is highly recommended.

Entry is via an entrance vestibule which leads into a well-proportioned sitting room. To the rear is a spacious kitchen dining room, providing an ideal space for everyday living and entertaining. To the first floor are two generous bedrooms together with a spacious family bathroom, completing the accommodation. Outside, both the front and rear gardens are enclosed and low maintenance.



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>		
(55-68) <b>D</b>		
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