



## 5 Leyland Street, Hindley, WN2 3FX £210,000

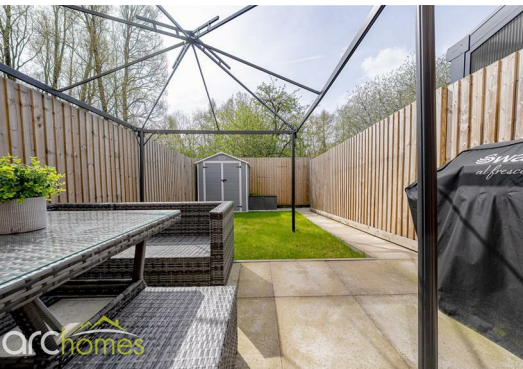
ARC HOMES in Hindley are delighted to offer for sale this absolutely stunning four-bedroom townhouse, ideally positioned in a popular location. This beautiful home is impeccably presented throughout and offers generous accommodation set over three floors, along with private rear gardens. Perfect for a range of buyers, early viewing is highly recommended.

The property is entered via a welcoming entrance hallway, which provides access to a convenient downstairs cloakroom. The ground floor also features a well-proportioned sitting room and a stylish modern kitchen diner. To the first floor, there are two bedrooms and a contemporary family bathroom. The impressive master bedroom is located on the second floor and benefits from a modern en-suite shower room, along with a fourth bedroom. Externally, the enclosed rear gardens are low maintenance and offer a good degree of privacy. Also benefits from an allocated parking space to the side & a handy EV charger.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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