



244 Sandy Lane, Hindley, WN2 4ER Offers over £200,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this well-presented and deceptively spacious three-bedroom end-terraced property, positioned within a sought-after location. Early viewing is highly recommended.

Entry to the ground floor is via a welcoming entrance porch, leading into a spacious lounge. To the rear sits a charming kitchen/diner, which flows into a stunning orangery, perfect for entertaining and enjoying additional living space.

To the first floor are two generous bedrooms, along with a family bathroom. The third bedroom is located on the second floor, offering versatile accommodation.

Externally, the property boasts beautifully presented, low-maintenance gardens to both the front and rear. Ideally situated, the home is within easy reach of a range of local amenities and excellent transport links.



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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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