



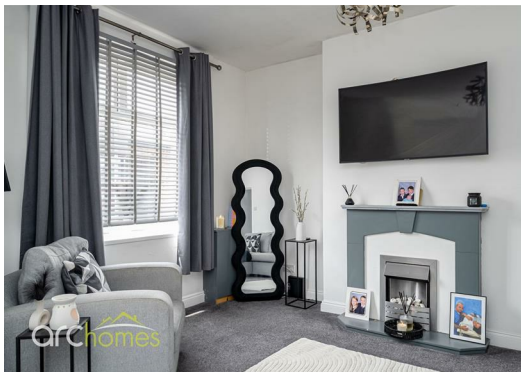
48 Swan Lane, Hindley Green, WN2 4HF £145,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this gorgeous garden fronted end terraced property which is positioned in a popular spot. This property is well presented throughout, offers generous accommodation together with private rear gardens and would suit a range of buyers. Entry is via an entrance vestibule which leads into the lovely sitting room. To the rear sits the fantastic recently refitted kitchen dining room which benefits from a separate utility room with skylight window. To the first floor are two double bedrooms and a spacious bathroom. Outside, both front and rear gardens are enclosed and low maintenance. The rear gardens are not directly overlooked to the rear giving it a good 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 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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