




28 Harvest Way, Hindley Green, Lancashire WN2 4GD

Offers over £315,000

ARC HOMES are delighted to offer FOR SALE this lovely four bedroom detached positioned at the head of a cul de sac Harvest Way in Hindley Green. Property of this style on the Belvedere Farm Development is extremely sought after and this excellent family home is beautifully presented throughout, boasting very generous accommodation. With four fantastic bedrooms and larger than average ground floor space, early viewing is advised. Entry is via an entrance hallway which leads into the fantastic well-proportioned sitting room. The lovely modern kitchen boasts a breakfast bar area and leads into an impressive conservatory giving a modern open plan family room feel. A modern ground floor WC completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, this fantastic family home is positioned at the end of a cul de sac with ample offroad parking in front of the integral garage. The enclosed rear gardens are well presented and are laid to lawn with paved and decked patio areas.



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		
	48	82
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		
EU Directive 2002/91/EC 		



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