





## 133 Alder Lane, Hindley Green, WN2 4ET

### Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this beautiful three bedroom detached property positioned on an enviable plot within a popular location. This gorgeous home is well presented throughout offering generous accommodation together with a flawless finish, larger than average gardens and ample parking in front of a detached garage. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into the fantastic dual aspect sitting room complete with French doors opening into the fab rear gardens. The modern kitchen dining room is also dual aspect and benefits from a separate utility room. A handy downstairs cloakroom completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. the master bedroom sits to the rear and boasts a modern en suite shower room. Outside, this property is positioned on an impressive freehold plot providing excellent gardens, ample parking and detached garage which is currently being utilised as a home gym. The enclosed rear gardens are well presented and have been designed to be 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		
England & Wales 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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