





32 Topping Green, Hindley Green, WN2 4UG Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning modern three bedroom semi detached property positioned within sought after location in Hindley Green. This gorgeous home is a true credit to the current owners and boasts generous accommodation together with ample off road parking and gorgeous larger than average rear gardens. ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned sitting room, downstairs wc. To the rear is a modern fitted kitchen dining room finished with modern units, with French doors which leads into the rear garden. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front is a double driveway providing ample off road parking. The enclosed rear garden is laid to lawn and well presented and provide an excellent outdoor space together with 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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