



58 Crossdale Road, Hindley Green, WN2 4QY £230,000

ARC HOMES are delighted to offer FOR SALE this excellent refurbished three bedroom extended semi detached property positioned within a popular location. This well presented property boasts generous accommodation together with ample off road parking and an attached garage. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits a beautifully extended modern kitchen diner and a separate utility room. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide ample off road parking. The enclosed rear gardens are low maintenance and provide generous outdoor space. No Onward Chain.



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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