





## 31 Trent Drive, Hindley Green, WN2 4TT Offers in excess of £240,000

ARC HOMES are delighted to offer FOR SALE this lovely three bedroom detached positioned at the head of a cul de sac on Trent Drive in Hindley Green. Property is beautifully presented throughout, boasting very generous accommodation. With three 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 fitted kitchen diner which boasts a breakfast bar area and utility. The ground floor also boasts a study / gym and a second reception which leads into the larger than average gardens. To the first floor are three generous bedrooms and a family bathroom bathroom. The Outside, this fantastic family home is positioned at the end of a cul de sac with offroad parking and a lawned front garden. The enclosed rear gardens are well presented and are laid to lawn with a range of trees and plants and a patio area.



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		
<b>England &amp; Wales</b>	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>		
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