



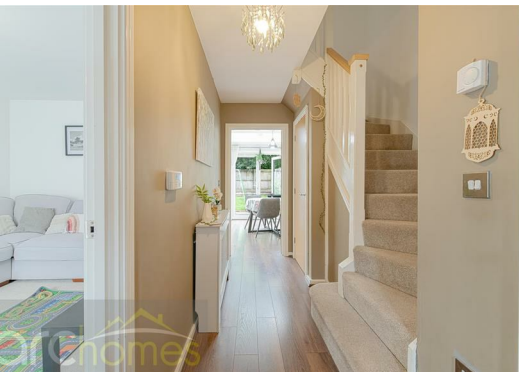
39 Nixon Phillips Drive, Hindley Green, WN2 4UP £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic modern three bedroom semi detached property positioned within a sought after location. This property is well presented throughout, offers generous accommodation and benefits from the remainder of an NHBC warranty. With generous accommodation, off road parking and no onward chain, early viewing is advised. Entry is via an entrance hallway which leads into an Andy downstairs cloakroom and well proportioned sitting room. To the rear sits the fantastic modern kitchen dining room finished with modern units, French doors and skylight windows. To the first floor are three generous bedrooms and a modern bathroom. Outside, a driveway provides off road parking for two vehicles whilst to the rear is an enclosed rear gardens which is not directly overlooked to the rear.



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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