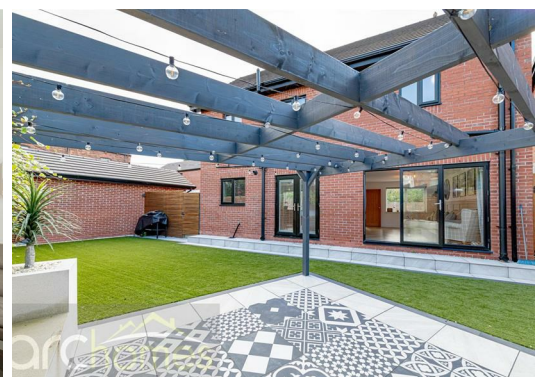






2 Vicarage Farm Croft, Hindley, WN2 3RD Offers over £360,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning four bedroom three storey detached property positioned and set back on a private estate within a sought after location. This gorgeous home boasts generous accommodation together with ample off road parking and gorgeous landscaped low maintenance 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. The beautiful modern larger than average fitted kitchen dining room finished with modern units, breakfast bar and bi-folding doors which leads into the private rear gardens. The ground floor also offers a downstairs w/c. To the first floor are TWO generous bedrooms and a modern bathroom. The master bedroom benefits from an en-suite shower room. The second floor there are two further bedrooms with velux windows. This completes the accommodation on offer. Outside, the front is low maintenance and driveway offering ample off road parking and a double detached garage. Private gates to be fitted. The enclosed rear landscaped gardens are well presented and provide excellent outdoor space, together with a good degree of privacy. Viewing Highly Recommended!



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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