



## 7 Taylor Grove, Hindley Green, WN2 4TS

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic semi detached property positioned within a quiet cul de sac and occupying a fantastic larger than average plot. This beautiful home offers generous accommodation together with lovely gardens and ample off road parking. Ideal for a range of users, early viewing is highly advised. Entry is via an entrance hallway which leads to a handy downstairs cloakroom and well proportioned sitting room. To the rear sits the fantastic modern kitchen dining room which provides access into a fantastic conservatory. To the first floor are two excellent double bedrooms and a modern shower room. Outside, this property is positioned within a cul de sac with larger than average front providing ample off road parking including a covered car port. The enclosed rear gardens provide generous outdoor space and are low maintenance.





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>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

