





50 Topping Green, Hindley Green, WN2 4UG

£180,000

ARC HOMES are delighted to offer FOR SALE this lovely modern three bedroom townhouse property positioned within sought after location in Hindley Green. This gorgeous home boasts generous accommodation together with ample off road parking and enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned open plan room incorporating sitting room with French doors opening into the rear garden and the kitchen that is finished with modern units. A handy downstairs cloakroom completes the ground floor. To the first floor are two bedrooms and a modern bathroom. The master bedroom is located on the second floor and is dual aspect with skylight windows to both front and rear. Outside, this property is positioned at the end of a cul de sac with off road parking for two vehicles. The enclosed rear gardens are laid to lawn and provide a good degree of privacy.



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 CO2 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 CO2 emissions		
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