



5 Cropton Way, Hindley, WN2 4RT £280,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic three bedroom detached property positioned on an enviable plot on a popular estate. This lovely home is well presented throughout and boasts generous accommodation together with excellent gardens, ample off road parking, detached garage and no onward chain. Ideal for a range of buyers, early viewing is advised to avoid missing out. Entry is via an entrance hallway which leads into a handy downstairs cloakroom. There is a fantastic well proportioned sitting room which has French doors opening into the landscaped rear gardens. The modern fitted kitchen completes the ground floor accommodation. To the first floor are three generous bedrooms, a modern family bathroom and en-suite shower to the master. Outside, the property has well presented front gardens providing off road parking which leads towards a detached garage. The enclosed rear gardens are larger than average and provide generous outdoor space and a good degree of privacy. Viewing is 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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