



25 Aylesbury Crescent, Hindley Green, WN2 4TY

£230,000

ARC HOMES in Hindley are delighted to offer FOR SALE this fantastic extended semi-detached property positioned within a sought-after Hindley Green location. This excellent home is well presented boasting generous accommodation and would suit a range of buyers. With three reception rooms together with ample parking, detached garage and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well-proportioned sitting room. A separate dining room opens into the fitted kitchen and lovely spacious additional lounge. To the first floor are three generous bedrooms and shower room. Outside, the front gardens are enclosed and provide off road parking which leads to the side towards a detached garage complete with an automatic door. The enclosed rear gardens are low maintenance 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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