



## 21 Fairman Drive, Hindley, WN2 2RT

Offers over £270,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning larger than average three bedroom FREEHOLD property positioned within a sought after location. This gorgeous home boasts generous accommodation over three floors together with fantastic larger than average private gardens and ample parking. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to the handy downstairs cloakroom and modern fitted kitchen. To the rear sits a lovely sitting room complete with French doors which open to a Juliet balcony looking over the gardens. A well designed spiral stairs case depends to a lovely garden room with French doors opening into the rear gardens. This room could be utilised as a fourth bedroom if required. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the front gardens are open plan and provide off road parking in front of the garage. Stairs descend down the side of the property towards the excellent larger rear gardens. These gardens provide generous outdoor space together with a fantastic degree of privacy.





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

