



## 36 Edgeworth Road, Hindley Green, WN2 4PT

### Offers in excess of £240,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic well presented three bedroom semi detached property positioned within a quiet cul de sac location backing onto fields. This lovely home offers generous accommodation and is beautifully presented throughout. With ample parking together with private rear gardens, this property would suit a range of buyers and early viewing is highly advised. Entry is via an entrance porch which leads into a well proportioned sitting room. The spacious modern kitchen dining is finished with modern units and sits to the front whilst to the rear is an excellent bathroom with separate shower enclosure and generous bedroom with French doors, opening into the rear gardens. This room is currently being utilised as an additional lounge by the current owner. To the first floor are two further generous bedrooms, the master of which boasts a modern en suite shower room. Outside, this property is positioned towards the end of a quiet cul de sac with the front gardens providing ample parking. The enclosed rear gardens are well presented and back onto fields providing an excellent 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

