





## 9 Ancroft Drive, Hindley, WN2 3ST

### Offers over £280,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this absolutely gorgeous extended three bedroom detached property positioned within a very sought after spot. This stunning home is a true credit to the current owners and boasts generous accommodation together with well presented rear gardens and off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which provides access to the handy downstairs cloakroom and lovely well proportioned sitting room. To the rear sits the stunning kitchen family room finished with modern units, central island, skylight windows and bi-folding doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within a quiet location with ample off road parking. The enclosed rear gardens are well presented, have been designed to be low maintenance and provide a good 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>		
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