



## 21 Arncliffe Close, Hindley, WN2 3LH

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous larger than average four bedroom detached property positioned within a lovely quiet cul de sac location. This beautiful home offers fantastic family accommodation together with ample parking and lovely rear gardens. An ideal purchase for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access to handy downstairs wc and well proportioned sitting room. To the rear sits an excellent separate dining room which opens into a conservatory overlooking the rear gardens. The spacious kitchen is finished with modern units and benefits from a separate utility room. An additional reception room currently being used as a gym completes the ground floor accommodation. To the first floor are four generous bedrooms and a family bathroom. The master bedroom boasts an ensuite shower room. Outside, this property is positioned within a cul de sac with the front gardens providing off road parking. The enclosed rear gardens are well presented and laid to lawn with covered patio area.





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 CO <sub>2</sub> 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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