



14 Harbrook Grove, Hindley Green, WN2 4UB

Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom detached property situated within a sought-after Hindley Green location. This well presented home boasts generous accommodation, a spacious rear garden, ample parking, and a detached garage. Entry leads into a well-proportioned lounge and a fantastic modern kitchen diner that opens up to a superb garden room featuring Velux windows that provides an ideal additional living or entertaining space. To the first floor are three bedrooms and a modern family bathroom, with the master bedroom benefiting from en-suite facilities. Outside, the front offers driveway parking in front of a detached garage, whilst the enclosed rear garden is low maintenance and offers a lovely private outdoor space. Early viewing is highly recommended.



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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