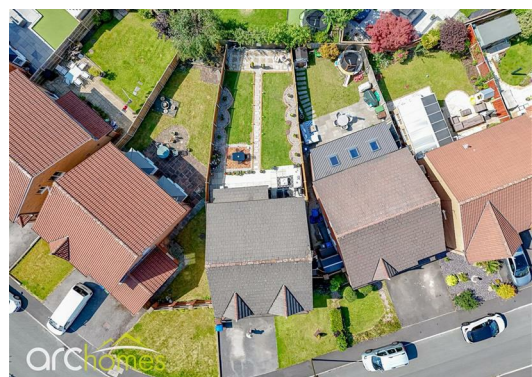




## 18 Perceval Way, Hindley, WN2 3NP

### Asking price £375,000

ARC HOMES are delighted to offer FOR SALE this gorgeous larger than average four bedroom detached property positioned within a sought after location. This beautiful home is well presented throughout and boasts generous accommodation together with lovely gardens, ample off road parking and an integral garage. Ideal for any growing family, early viewing is highly advised. Entry is via a spacious entrance hallway which provides access to a handy downstairs cloakroom and well proportioned sitting room. To the rear sits a separate dining room with patio doors opening into the rear gardens. A lovely modern kitchen dining complete the ground floor accommodation. To the first floor are four fantastic bedrooms and a modern bathroom. Two bedrooms benefit from their own en suite shower rooms. Outside, the front gardens provide ample off road parking in front of the integral garage. The enclosed rear gardens are well presented and provide generous outdoor space together with 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

