



21 Aylesbury Crescent, Hindley Green, WN2 4TY

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended semi detached property positioned within a sought after Hindley Green location. This excellent home offers larger than average living accommodation together with ample off road parking and south facing private rear gardens. Although the property would benefit from some modernisation and this has been reflected within the asking price. This property is ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which lead into the impressive dual aspect sitting dining room. The kitchen sits off the living room and leads into a larger than average conservatory which opens into the rear gardens. To the first floor are three double bedrooms and a modern bathroom. Outside, the front gardens provide ample parking which leads to the side towards a detached garage. The enclosed rear garden is south facing and provide generous outdoor space together with an excellent degree of privacy.



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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