



31 Harvest Way, Hindley Green, Lancashire WN2 4GD

Offers over £350,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this absolutely stunning four-bedroom detached family home positioned within a very sought-after location. This gorgeous property is presented to a very high standard and is a credit to the current owners. With generous accommodation, together with a flawless finish, ample parking, and gardens, early viewing is highly advised. Entry is via an entrance hallway, which leads into the well-proportioned sitting room. Glazed French doors lead into the beautiful modern kitchen dining room, complete with a range of appliances, breakfast bar, lovely Karndean flooring, and integrated Bluetooth speakers. A handy separate utility room sits off the kitchen and is finished with a fantastic and cleverly designed concealed laundry chute from the first floor. Accessed from the kitchen is an impressive orangery with French doors opening into the rear gardens. A gorgeous modern W/C completes the ground floor accommodation. To the first floor are four excellent bedrooms and a modern bathroom, finished with Jack and Jill basins and also benefiting from Bluetooth speakers. The master bedroom sits to the front and boasts a stunning modern en suite shower room. Outside, this property is positioned within a modern cul-de-sac, with front gardens providing off-road parking for three vehicles in front of the garage. This property is also fitted with an electric charge point. The enclosed rear gardens provide generous outdoor space and are laid to lawn with a paved patio area.



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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105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

