



## 4 Withinlea Close, Hindley Green, WN2 4GB

Offers over £330,000

ARC HOMES are delighted to offer FOR SALE this gorgeous four bedroom detached property positioned within a very sought after cul de sac and facing a lovely park. This beautiful home offers generous accommodation together with ample parking, garage and fantastic rear gardens. Ideal for any growing family, the well presented property must be viewed early to avoid missing out. Entry is via an entrance hallway which leads into a well proportioned sitting room. An absolutely stunning kitchen dining room list off the sitting and leads into the impressive larger than average conservatory which spans the rear elevation. A handy downstairs cloakroom completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from an ensuite shower room. Outside, this property is positioned within a quiet spot. The front gardens are open plan and provide ample off road parking in front of the integral garage. The enclosed rear gardens are well presented, provide generous outdoor space and 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 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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