



## 14 Cropton Way, Hindley, WN2 4RT

### Offers over £310,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning extended detached property positioned within a sought after modern cul de sac in Hindley. This beautiful home is a true credit to the current owners and boasts generous accommodation together with private rear gardens, ample parking and detached garage. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. A separate dining room sits to the rear and leads into the stunning modern kitchen finished with modern units, vaulted ceiling and skylight windows. A handy WC completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the front gardens are open plan and provide off road parking which leads to the Sid towards a detached garage. The enclosed rear gardens are low maintenance 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                                                                                          |         |           |
| <b>England &amp; Wales</b> 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                                                                                  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |



105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

