



## 6 HeathLea, Hindley Green, WN2 4TZ £240,000

ARC HOMES in Hindley are delighted to offer for sale this beautiful four-bedroom end townhouse, ideally positioned in a quiet spot in Hindley Green. This gorgeous family home is well presented throughout and offers generous accommodation set over three floors. Ideal for a range of buyers, early viewing is highly recommended to avoid missing out.

Entry is via a welcoming entrance hallway, which provides access to a convenient downstairs cloakroom. The well-proportioned sitting room is located to the front of the property, while to the rear you will find an impressive open-plan kitchen and family room, finished with modern units and featuring a glazed elevation overlooking the rear garden.

An inner hallway provides access to the first-floor accommodation, which briefly comprises three generous bedrooms and a modern family bathroom. The impressive master bedroom occupies the second floor and benefits from a separate dressing area and a modern en-suite shower room.

Externally, the front garden is open plan and laid to lawn. The well-designed rear garden is enclosed and low maintenance. The property also benefits from one off-road parking space located to the rear.



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 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>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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