



4 Poolbank Close, Hindley Green, WN2 4GL Offers over £425,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this exceptional executive detached property, positioned in a tucked-away cul-de-sac on the ever-sought-after Belvedere Farm Development in Hindley Green. This impressive, larger-than-average home boasts fantastic accommodation, including three reception rooms, five generous bedrooms, and four bathrooms. With ample parking, an integral garage, and private rear gardens, early viewing is highly recommended to avoid disappointment. Entry is via a welcoming entrance hallway, which provides access to a convenient downstairs shower room. The stunning 22'7" dual-aspect sitting room features French doors that open onto the rear gardens. A separate lounge to the rear flows into a dedicated dining room, which in turn leads into a well-proportioned conservatory via French doors. The modern kitchen benefits from a separate utility room. The current owners have thoughtfully converted part of the garage to create an additional reception room, which could be used for a variety of purposes. Upstairs, there are five spacious bedrooms and a contemporary family shower room. Two of the bedrooms benefit from en suite facilities. Outside, the property enjoys a peaceful position with ample off-road parking in front of the integral garage. The enclosed rear gardens are larger than average, low-maintenance, and offer generous outdoor space along with a good 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 CO ₂ 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 CO ₂ emissions		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

