

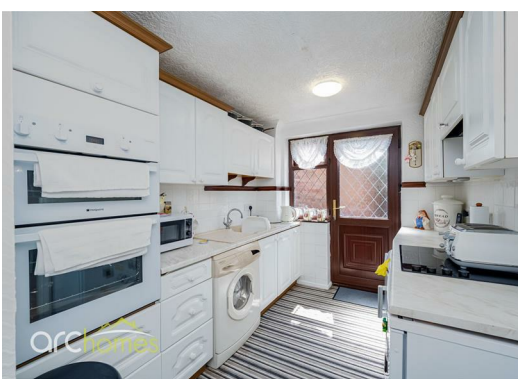


1 Norfolk Close, Hindley, WN2 4JS

Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this lovely three-bedroom semi-detached property, offered with no onward chain and ideal for a range of buyers, including first-time purchasers, growing families, and those looking to downsize. This excellent FREEHOLD home offers generous and well-presented accommodation, together with private rear gardens and ample off-road parking.

The accommodation briefly comprises an entrance hallway leading to a spacious dual-aspect sitting/dining room, providing an ideal space for both relaxing and entertaining. To the rear is a fitted kitchen, with a convenient downstairs cloakroom completing the ground floor. To the first floor are three well-proportioned bedrooms and a modern shower room. Externally, the front garden has been designed to provide ample off-road parking, while the enclosed rear garden enjoys a good degree of privacy and features a useful outbuilding, ideal for additional storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	57		
(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		
England & Wales		EU Directive 2002/91/EC 



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