



7 Meadows Close, Hindley, WN2 3DX

£239,995

ARC HOMES are delighted to offer for sale this fantastic modern three-bedroom detached property, positioned within a soughtafter location. This lovely home is well presented throughout and is situated within a quiet cul-de-sac. With generous accommodation, an excellent detached study and no onward chain, early viewing is advised. Entry is via an entrance hallway, which provides access to a handy downstairs WC. A well-proportioned sitting room sits to the front, whilst to the rear is a separate dining room with French doors opening onto the rear gardens. The modern kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from an en-suite shower room. Outside, there is off-road parking, which leads to the side of the property and is complete with an EV charging point. The enclosed, level rear gardens are laid to lawn and provide a good degree of privacy. The current owners have adapted the garage to create a detached outbuilding, ideal for home working.



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 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		
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