



67 Cranstal Drive, Hindley Green, WN2 4HU

Offers in excess of £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic, well presented three bedroom semi detached property, ideally positioned within a highly sought after residential location. This wonderful home offers generous living accommodation, excellent rear gardens, ample off road parking, and is available with no onward chain, making it an ideal purchase for a range of buyers.

Entry is via a welcoming entrance hallway leading into a spacious sitting room. To the rear is a superb modern kitchen dining room, featuring French doors that open onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three generous bedrooms and a contemporary family bathroom. Externally, the front garden is enclosed and provides ample off road parking, together with gated side access. The larger than average rear garden is fully enclosed, predominantly laid to lawn, and offers a generous outdoor space 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

