



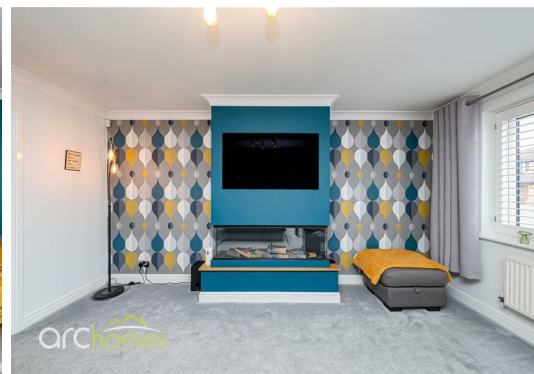
14 Cropton Way, Hindley, WN2 4RT £325,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning extended detached property positioned within a sought after modern cul de sac in Hindley. This beautiful home is a true credit to the current owners and boasts generous accommodation together with private rear gardens, ample parking and detached garage. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. A separate dining room sits to the rear and leads into the stunning modern kitchen finished with modern units, vaulted ceiling and skylight windows. A handy WC completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the front gardens are open plan and provide off road parking which leads to the Sid towards a detached garage. The enclosed rear gardens are low maintenance and provide generous outdoor space together 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 | | |
| England & Wales | EU Directive 2002/91/EC | |



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