



24 Maple Avenue, Hindley Green, WN2 4LS

Offers in excess of £240,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three-bedroom semi-detached property positioned within a sought-after location. This beautiful home provides generous accommodation together with ample parking, a garden room, and a detached garage. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway, which leads into the excellent dual-aspect sitting/dining room. A lovely modern kitchen sits to the rear and completes the ground floor.

To the first floor are three generous bedrooms and a modern bathroom, finished with a separate shower enclosure. Outside, the front gardens are enclosed, low maintenance, and provide offroad parking. Gates open to the side, providing access to a detached garage. The enclosed rear gardens are also low maintenance, well presented, and house a well-designed garden room.



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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