



40 Winsmoor Drive, Hindley, WN2 3SP

Offers over £190,000

ARC Homes in Hindley are delighted to offer for sale this lovely three-bedroom semi-detached property, positioned within a sought-after, quiet cul-de-sac on a popular modern development.

This attractive home is well presented and offers generous accommodation, along with beautiful rear gardens and ample off-road parking. Ideal for a range of buyers, early viewing is highly recommended.

The property is entered via an entrance hallway, which leads into a spacious and well-proportioned sitting room. To the rear is a modern and generously sized kitchen/dining room, complete with French doors opening onto the rear garden. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The master bedroom benefits from an en-suite shower room.

Externally, the property is positioned towards the end of a quiet cul-de-sac, with the front garden providing ample off-road parking. The enclosed rear garden is mainly laid to lawn and offers generous outdoor space, along 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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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