

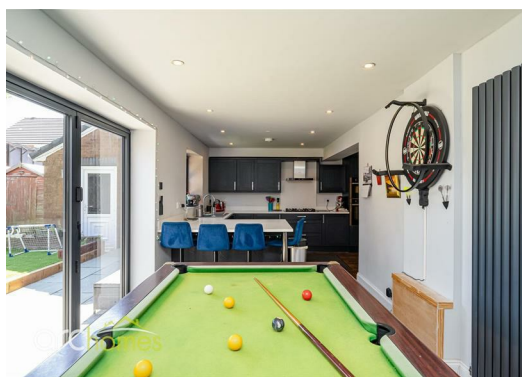


12 Aughton Street, Hindley, WN2 3ER

Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this fantastic, larger-than-average extended detached family home, offering spacious and versatile accommodation, private gardens, and ample off-road parking. Offered with no onward chain, this superb property is expected to appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation begins with a welcoming entrance hallway, providing access to a convenient downstairs cloakroom and a generously proportioned sitting room. To the rear, the property has been thoughtfully extended to create an impressive open-plan kitchen, dining and family room, beautifully fitted with modern units and featuring bi-fold doors that open onto the private rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor are four generously sized bedrooms, along with a dedicated study, perfect for those working from home, this could also be put back to its original use as a bedroom. The stunning family bathroom has been finished to a high standard and features a freestanding bath alongside a separate walk-in shower enclosure. The spacious principal bedroom further benefits from a walk-in wardrobe and a stylish en-suite shower room. Externally, the property enjoys open-plan front gardens with ample off-road parking, leading to a detached garage. The enclosed rear garden is well maintained, offers a good degree of privacy, and provides an excellent outdoor space.



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		
England & Wales EU Directive 2002/91/EC 		



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