



## 22 Ancroft Drive, Hindley, WN2 3ST Offers in excess of £220,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this beautifully presented three-bedroom semi-detached home, situated within a highly sought-after location. Offering spacious accommodation, attractive rear gardens and ample off-road parking, this fantastic property would suit a range of buyers. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway with downstairs cloakroom, a well-proportioned sitting room, and a modern kitchen diner to the rear with patio doors opening onto the gardens, ideal for both everyday family living and entertaining.

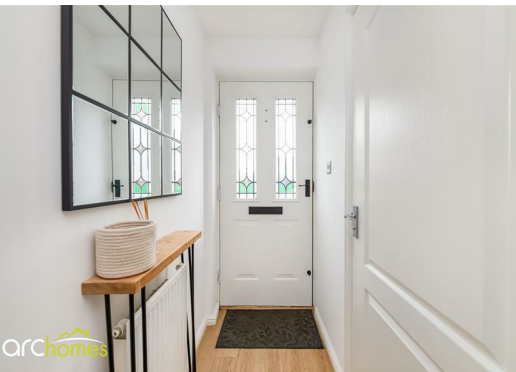
To the first floor are three bedrooms and a contemporary family bathroom, with the master bedroom benefiting from its own ensuite shower room.

Externally, the property enjoys a quiet setting with ample off-road parking to the front. The enclosed rear gardens are not overlooked and provide a peaceful, low-maintenance outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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