



14 Cropton Way, Hindley, WN2 4RT

Offers over £310,000

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		
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