



9 Penswick Road, Hindley Green, WN2 4GA £240,000

ARC Homes in HINDLEY are delighted to offer for sale this lovely, extended three-bedroom semi-detached property, positioned on the sought-after 'Belvedere Farm' development in Hindley Green. This lovely home offers generous accommodation, together with ample off-road parking, and would suit a range of buyers. Entry is via an entrance hallway, which provides access to a handy downstairs cloakroom and a well-proportioned sitting room. To the rear is a modern kitchen/dining room, which opens into a fantastic orangery. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front garden is larger than average, providing ample off-road parking. The enclosed rear garden is relatively low maintenance and offers 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		
England & Wales	EU Directive 2002/91/EC	



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