



7 Acreswood Avenue, WN2 4NJ

£280,000

ARC HOMES in Hindley are delighted to offer for sale this excellent, modern three-bedroom detached property, ideally positioned within a sought-after location and occupying a fantastic corner plot.

This beautiful home offers generous accommodation, along with lovely gardens, off-road parking, and a detached garage. Ideal for a range of buyers, early viewing is highly recommended.

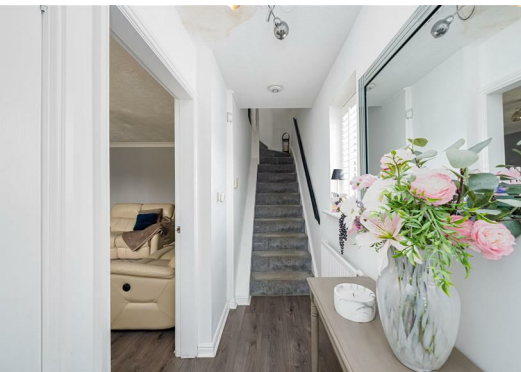
Entry is via a welcoming entrance hallway, which provides access to a convenient downstairs cloakroom. A well-proportioned sitting room is located to the front of the property, while to the rear there is an impressive kitchen/dining room leading into a fantastic conservatory.

To the first floor are three generous bedrooms and a family bathroom. The master bedroom benefits from an additional adjoining room, which could be utilised as a walk-in wardrobe, nursery, study, or similar. Externally, the front gardens are open plan, with off-road parking to the side in front of the detached garage. The enclosed rear gardens are mainly laid to lawn and provide generous 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 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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