



1 Norfolk Close, Hindley, WN2 4JS

Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this lovely three-bedroom semi-detached property, offered with no onward chain and ideal for a range of buyers, including first-time purchasers, growing families, and those looking to downsize. This excellent FREEHOLD home offers generous and well-presented accommodation, together with private rear gardens and ample off-road parking.

The accommodation briefly comprises an entrance hallway leading to a spacious dual-aspect sitting/dining room, providing an ideal space for both relaxing and entertaining. To the rear is a fitted kitchen, with a convenient downstairs cloakroom completing the ground floor. To the first floor are three well-proportioned bedrooms and a modern shower room. Externally, the front garden has been designed to provide ample off-road parking, while the enclosed rear garden enjoys a good degree of privacy and features a useful outbuilding, ideal for additional storage.



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



105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

