



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) 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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



105 Market Street Hindley, WN2 3AA

T. 01942 363599
info@arc-homes.net

