



40 Winsmoor Drive, Hindley, WN2 3SP Offers over £190,000

ARC Homes in Hindley are delighted to offer for sale this lovely three-bedroom semi-detached property, positioned within a sought-after, quiet cul-de-sac on a popular modern development.

This attractive home is well presented and offers generous accommodation, along with beautiful rear gardens and ample off-road parking. Ideal for a range of buyers, early viewing is highly recommended.

The property is entered via an entrance hallway, which leads into a spacious and well-proportioned sitting room. To the rear is a modern and generously sized kitchen/dining room, complete with French doors opening onto the rear garden. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The master bedroom benefits from an en-suite shower room.

Externally, the property is positioned towards the end of a quiet cul-de-sac, with the front garden providing ample off-road parking. The enclosed rear garden is mainly laid to lawn and offers generous outdoor space, along 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 | | |
| England & Wales | EU Directive 2002/91/EC |  |



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