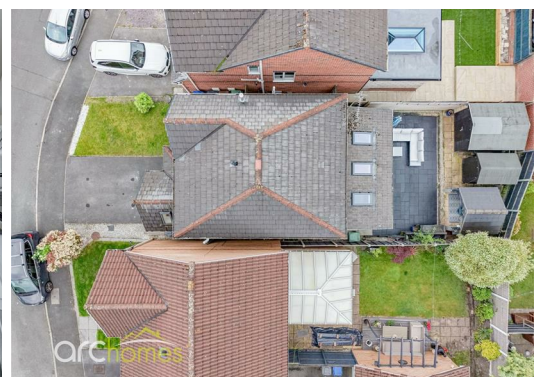




33 Penswick Road, Hindley Green, WN2 4GA Offers over £300,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this absolutely stunning extended three/four-bedroom detached property, ideally positioned on the ever sought-after "Belvedere Farm" development in Hindley Green. This gorgeous home is flawlessly presented throughout and is a true credit to the current owners. Boasting larger-than-average family accommodation, together with ample offroad parking and enclosed gardens, early viewing is highly advised to avoid disappointment. Entry is via a welcoming entrance hallway, which leads into the well-proportioned sitting room. To the rear, the property has been extended to create a fantastic, spacious modern kitchen/family room, finished with high-end units, a range of integrated appliances, skylight windows, and bi-folding doors. There is a further reception room to the front of the property, which could also be utilised as a ground-floor bedroom if required. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a beautiful bathroom featuring a freestanding bath. The master bedroom also benefits from a modern en-suite shower room. Outside, the front gardens provide offroad parking, while the enclosed rear gardens are low maintenance and offer 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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