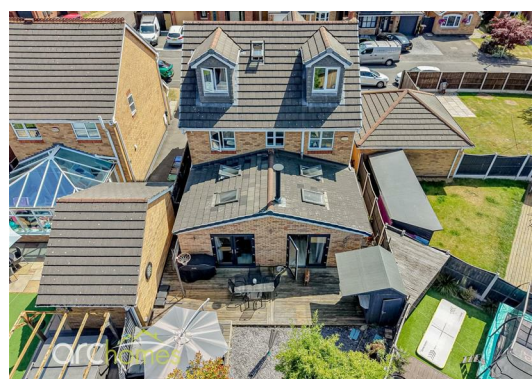




11A Rockingham Drive, Hindley, WN2 3NF

Offers over £375,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this excellent extended larger than average detached property positioned within a sought after modern development. This impressive property offers larger than average accommodation over three floors together with lovely private rear gardens and ample of road parking. Ideal for any growing family, this stunning home must be viewed to be appreciated. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the amazing open plan kitchen family room finished with modern units, lounge area, two sets of French doors and skylight windows set in a vaulted ceiling. A handy separate utility room and downstairs cloakroom completes the ground floor. To the first floor are four bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room. One of these bedrooms are currently being utilised as a study. Stairs rise to the second floor where two further generous bedrooms and a modern shower room is located. Outside, the front gardens provide off road parking in front of the garage. The enclosed rear gardens are well presented, low maintenance and provide 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		
	73	77
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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