



## 23 Ashley Road, Hindley Green, WN2 4HG

Offers over £280,000

ARC HOMES are delighted to offer for sale this fantastic, beautifully presented three-bedroom dormer bungalow, positioned within a sought-after Hindley Green location. This gorgeous home offers generous accommodation, together with well-presented, larger-than-average gardens and an excellent detached store and office located in the rear garden. This property is also complete with owned solar panels (contact Arc Homes for more details) and would suit a range of buyers. Entry is via an entrance hallway, which leads into the well-proportioned sitting room. To the rear sits the stunning modern kitchen/dining room, with French doors opening into the rear garden. Two bedrooms and a modern bathroom complete the ground floor. To the first floor is a generous dual-aspect master bedroom, with a modern en-suite shower room and a handy walk-in wardrobe/storage room accessed from the landing. Outside, the lovely front garden is well presented and provides ample off-road parking. The enclosed rear garden is low maintenance and houses an impressive outbuilding, which is powered, insulated, and provides lots of storage space, along with an office ideal for home working.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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