



26 Granary Square, WN2 1DF

£240,000

ARC HOMES HINDLEY are delighted to offer FOR SALE this absolutely stunning, modern three-bedroom semi-detached property positioned within a sought-after location in ASPULL. This gorgeous home is a true credit to the current owners and boasts generous accommodation, together with ample off-road parking and lovely private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway, which leads into the well-proportioned sitting room. To the rear is a gorgeous, modern kitchen dining room, finished with contemporary units and French doors that open into the rear garden. Off the hallway is a handy downstairs cloakroom, which completes the ground floor. To the first floor are three generous bedrooms and a modern family bathroom. The master bedroom sits to the front and benefits from a stylish ensuite shower room. Outside, the front features a double driveway providing ample off-road parking. The enclosed rear garden offers generous outdoor space together with a good degree of privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	
(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		
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