



3 Harvest Way, Hindley Green, WN2 4GD

Offers over £325,000

ARC HOMES in HINDLEY are delighted to offer for sale this fantastic, well-presented modern four-bedroom detached property, positioned on an enviable plot with larger-than-average rear gardens. This lovely home is located on the sought-after 'Belvedere Farm' development and offers generous accommodation, together with ample off-road parking and a garage. With four excellent bedrooms, two reception rooms, and a superb conservatory opening onto the private gardens, this would make an ideal family home, and early viewing is highly advised. Entry is via an entrance hallway, which provides access to a handy downstairs cloakroom. A well-proportioned sitting room is located to the front, with a separate dining room to the rear. The spacious modern kitchen/dining room has French doors which lead into an impressive conservatory. To the first floor are four generous bedrooms and a modern family bathroom. The master bedroom benefits from an ensuite shower room. Outside, the front garden provides ample off-road parking in front of the garage. The rear gardens are larger than average, offering fantastic outdoor space and a good degree of privacy. The current owner replaced the majority of the windows and doors in 2018 and installed a new combi boiler in 2025.



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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