



8 Poolbank Close, Hindley Green, WN2 4GL

Offers over £325,000

ARC HOMES in HINDLEY are delighted to offer for sale this fantastic, well-presented modern four-bedroom detached family home, occupying an enviable plot with larger-than-average rear gardens.

Situated on the sought-after Belvedere Farm development, this impressive property offers spacious and versatile accommodation throughout, along with ample off-road parking and a garage. With four generous bedrooms and two reception rooms, this would make an ideal family home, and early viewing is highly recommended. The property is entered via a welcoming entrance hallway, providing access to a convenient downstairs VWC. To the rear is a well-proportioned sitting room, featuring French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A separate dining room is positioned to the front of the property. To the first floor are four generous bedrooms and a modern family bathroom. The spacious master bedroom further benefits from its own en-suite shower room. Externally, the front garden provides ample off-road parking in addition to the garage. To the rear, the property boasts an excellent-sized garden offering fantastic outdoor space.



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 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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