



12 Crossfield Drive, Hindley Green, WN2 4GH

£210,000

ARC Homes in Hindley are delighted to offer for sale this beautiful semi-detached property, positioned within a sought-after cul-de-sac. Boasting generous accommodation, together with off-road parking and lovely enclosed gardens, this fantastic property is a credit to the current owners. Early viewing is highly advised to avoid missing out.

Entry is via a welcoming entrance hallway, which provides access to a handy downstairs cloakroom and a lovely modern kitchen. To the rear sits the fantastic, well-proportioned sitting room, featuring French doors leading into the lovely rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Externally, the property is positioned towards the end of a quiet cul-de-sac, with front gardens providing off-road parking. To the rear is an enclosed, well-presented, low-maintenance garden, offering generous outdoor space together with 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		
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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